

Head of Development Services
High Peak Borough Council
Town Hall, Market Place
BUXTON
Derbyshire
SK17 6EL

Highway Officer: Adrian Martin
Our ref: HPBC/2026/015808
Your ref: HPK/2026/0021
Date: 12 February 2026

Dear Stuart Talbot

**TOWN AND COUNTRY PLANNING ACT 1990
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
ARTICLE 18 CONSULTATION WITH HIGHWAY AUTHORITY**

PROPOSAL: Proposed detached dwelling

**LOCATION: LAND ADJACENT TO SALISBURY COTTAGES
UNNAMED ROAD FROM SALISBURY STREET TO SALISBURY
COTTAGES, HADFIELD, GLOSSOP, SK13 1NN**

Derbyshire County Council, the Highway Authority acting in its role as Statutory Consultee has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Highways Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure) (England) Order, 2015 **has no objection subject to conditions.**

Background

The application site is served by a private access road off Salisbury Street. It is noted that the access road also serves a number of other dwellings but the exact number is not clear.

The access road varies in width but is some 5.5m for much of its length between the application site and the highway boundary.

Emerging visibility on to Salisbury Street from the access road is somewhat restricted in both directions due to the width of the footway on Salisbury Street and the proximity

of dwellings on either side of the junction. However, having considered the nature of Salisbury Street, with regular roadside parking for much of its length and having a relatively narrow width, it is considered that the conditions on Salisbury Street will assist in maintaining lower vehicle speeds which are more comparable with the stopping sight distances i.e. visibility splays available at the access road junction.

In addition, as the access road also serves several existing dwellings, it is considered that the additional movements generated by the proposed dwelling will not have such a detrimental impact on the safe use of the junction which would warrant an objection to the application.

The proposed parking provision for the dwelling accords with DCC's parking guidance.

No details are provided of a bin collection point; however, it is assumed that refuse collection will be carried out in the same manner as that for the other dwellings located off the access road.

Conclusion

Based on the analysis of the information submitted and a review of Local and National policy the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.

Conditions

The development hereby approved shall not be occupied until the parking facilities have been provided as shown on the submitted drawing(s).

Reason: To ensure conformity with submitted details.

Yours sincerely,

Adrian Martin

Transport Development Management