

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

Highway Officer: Adrian Martin
Our ref: HPBC/2026/016222
Your ref: HPK/2026/0056
Date: 2 March 2026

Dear Alex Bonser

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

PROPOSAL: PROPOSED DEVELOPMENT A lean-to agricultural building on an existing concrete base in the farmyard adjacent to the existing farm buildings. Change of use of grassed area measuring 4.6m x 35m for additional parking

LOCATION: Crossgate Farm, Crossgate Lane, Tintwistle

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 proposed parking area is to formalise and relocate the existing parking provision within the site; additional parking spaces are proposed over those currently available.

At 4.8m x 2.4m with a 6m aisle width, the parking space sizes and layout meet with DCC's parking guidance.

The agricultural building is not considered to have any highway related impact, based on the details submitted as part of the application.

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

Conformity with Submitted Details

The parking and turning facilities shall be provided as shown on the submitted drawing(s).

Reason: To ensure conformity with submitted details.

Use Class E Restriction

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended), the premises shall only be used for the purposes specified in the planning application and for no other purpose (including any other purpose in Class E on the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or any provision equivalent to that Class in any Statutory Instrument revoking and/or re-enacting that Order)'.

Reason: To define the permission and ensure the trip demands reflect the submitted details.

Yours sincerely,

Adrian Martin

Transport Development Management