

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

Highway Officer: Adrian Martin
Our ref: HPBC/2026/016461
Your ref: HPK/2026/0071
Date: 18 March 2026

Dear Alex Bonser

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

PROPOSAL: Change of use of C3 dwellinghouse to C2 children's home

LOCATION: 8 Queens Road, Fairfield, Buxton SK17 7EX

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

Based on the information submitted, including the "Operational Management Plan" which comments on staff numbers, movements and management of parking spaces, it is considered that the parking provision proposed to serve the proposed C2 use classification will not have a unacceptable impact on highway safety.

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 drawing the submitted plan(s).

Reason: To ensure conformity with submitted details.

The operation of the development shall be carried out in accordance with the Operational Management Plan in perpetuity.

Yours sincerely,

Adrian Martin

Transport Development Management