

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

Highway Officer: Adrian Martin
Our ref: HPBC/2026/016678
Your ref: HPK/2026/0074
Date: 20 April 2026

Dear James Stannard

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

PROPOSAL: Change of use of former public house with self contained residential accommodation and bed and breakfast accommodation to one three-bedroom dwelling and one two-bedroom holiday let

LOCATION: Shady Oak Inn LONG HILL
FERNILEE

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.**

Site Access

It is noted that the former car park for the PH is included in the red line application site plan and it is assumed that these parking facilities are to be retained as the parking provision for the proposed dwelling and holiday let. If this is not case and alternative parking arrangements are intended, i would be grateful if this could be confirmed.

Considering the scale of the former PH car park it is considered that there is ample parking provision to accommodate the parking requirements of the dwelling and holiday let.

There is also likely to be a reduction in vehicle movements generated by the proposed uses over those potentially generated by the former use.

Sustainable Travel

The site is located on a bus service route with stops directly outside the premises. The service provides regular connections between Buxton and Glossop.

The site is located outside recommended walking distances for a large range of amenities, apart from access to bus stops, and as such walking is not considered to be a reasonable mode of transport for future occupiers of the proposed dwelling or clients of the holiday let. However, the site is within reasonable cycling distances of a range of day-to-day services and facilities in Whaley Bridge and is considered to be a reasonable travel option.

Whilst recognising that opportunities for walking are limited and that there is likely to be a degree of reliance on private car travel the Local Highway Authority considers the site to have reasonable accessibility to local services and public transport, and that future occupants would have opportunities to undertake some trips by sustainable modes.

Notwithstanding the above, the Local Highway Authority recognises that the final decision on the acceptability of the development rests with the Local Planning Authority, which must undertake the overall planning balance having regard to all relevant material considerations. Should the Local Planning Authority be minded to grant planning permission, the Highway Authority recommends that the following conditions are attached to any approval.

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 existing parking and turning facilities shall be retained to serve as the parking provision for the dwelling and holiday let in perpetuity.

Reason: To ensure conformity with submitted details.

Yours sincerely,

Adrian Martin

Transport Development Management