

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

Highway Officer: Adrian Martin
Our ref: HPBC/2026/017119
Your ref: HPK/2026/0163
Date: 8 May 2026

Dear Alex Bonser

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

PROPOSAL: Conversion of stables to provide new dwelling for holiday accommodation use

LOCATION: Walton House Cottage , UNNAMED ROAD FROM ECCLES ROAD
TO COAL YARD , CHAPEL-EN-LE-FRITH , DERBYSHIRE , SK23
9RW

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 access road which serves the application site is not part of the publicly maintainable highway network.

The site is located within reasonable walking distance of a range of facilities including local shops, amenities and bus stops.

Pedestrian access to these destinations is available via the existing footway network and opportunities for cycling are also present within the surrounding highway

network. Public transport is available from nearby bus stops on High Street providing connections between Buxton and Stockport.

Having regard to these factors, the Local Highway Authority considers the site to have reasonable accessibility to local services and public transport, and that clients/users of the proposed holiday let accommodation would have opportunities to undertake some trips by sustainable modes.

Site Access

The junction of Church Lane, the access road directly serving the application site, and Eccles Road does have restricted visibility in the westerly direction i.e. looking right from the junction; however, the proposed use is not considered to generate a material increase in vehicle movements at the junction compared to existing movements.

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 parking and turning 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