

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

Highway Officer: Adrian Martin
Our ref: HPBC/2026/017204
Your ref: HPK/2026/0166
Date: 28 May 2026

Dear Stuart Talbot

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

PROPOSAL: Proposed construction of an outdoor Padel Tennis Court (Class F2) with ancillary customer welfare building (portacabin) and associated car parking facilities

LOCATION: Fernshaw Farm, Beech Lane, Dove Holes, Derbyshire
SK17 8DJ

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 recommends that the application is **deferred** pending additional information.

Background

The proposed facility is to be accessed off Beech Lane which itself is accessed off Station Road.

Beech Lane is single width for the majority of its length and particularly between the application site and the junction with Station Road; informal passing places may be available but these would be on private drives and accesses.

The junction of Station Road and Beech Lane is also only capable of accommodating single vehicle movements and the junction also has somewhat restricted emerging visibility.

The application provides no information on the number of customers/clients which would be accommodated at the facility at any one time or the turnover of customers/clients i.e. between each session. In addition, there is no information on a booking system or how the operation will be managed. Will players be able to turn up and wait for the court to be vacated?

To allow the LHA to understand the potential impact of the proposed facility on Beech Lane and at its junction with Station Road, the applicant is required to submit information on the proposed operation of the facility, including, but not limited to the operating hours, how many clients/players can be accommodated at one time, will players be required to book?

Further LHA comments will be issued on receipt of the required information.

Yours sincerely,

Adrian Martin

Transport Development Management