

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

Highway Officer: Adrian Martin
Our ref: HPBC/2026/017244
Your ref: HPK/2025/0440
Date: 20 May 2026

Dear Alex Bonser

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

PROPOSAL: Retrospective application for Change of use of approximately 899 Square Metres of adjacent agricultural land to the East to the domestic garden with temporary caravan sited in the garden for additional family living. and change of use of existing garden; as an area of 438 Square Metres approxiately of garden within the existing boundary of Hull End Farm to agricultural land to the south of the farmhouse

LOCATION: Hull End Farm Beet Lane, New Smithy, Chinley

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.**

Background

It is considered that the proposed change of use will not have an unacceptable impact on the public highway or highway safety; however, there is a public right of way through the site (HP8/53/2 on the Definitive Map) which the applicant should be made aware of. It is recommended that the following advisory note is attached to any consent granted which provides information on the potential impact on public rights of way.

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.

Informatives

The application site is affected by a Public Right of Way (Footpath/ Bridleway number HP8/53/2 on the Derbyshire Definitive Map). The route must remain unobstructed on its legal alignment at all times and the safety of the public using it must not be prejudiced either during or after development works take place. Further advice can be obtained by calling 01629 533190.

- Please note that the granting of planning permission is not consent to divert or obstruct a public right of way.
- If it is necessary to temporarily obstruct a right of way to undertake development works then a temporary closure is obtainable from the County Council. Please contact 01629 533190 for further information and an application form.
- If a right of way is required to be permanently diverted then the Council that determines the planning application (The Planning Authority) has the necessary powers to make a diversion order.
- Any development insofar as it will permanently affect a public right of way must not commence until a diversion order (obtainable from the planning authority) has been confirmed. A temporary closure of the public right of way to facilitate public safety during the works may then be granted by the County Council.
- To avoid delays, where there is reasonable expectation that planning permission will be forthcoming, the proposals for any permanent stopping up or diversion of a public right of way can be considered concurrently with the application for proposed development rather than await the granting of permission.

Yours sincerely,

Adrian Martin

Transport Development Management