

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

Highway Officer: Jenny Rhodes
Our ref: HPBC/2026/017800
Your ref: HPK/2026/0234
Date: 24 June 2026

Dear James Stannard

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

PROPOSAL: Erection of a single detached dwelling and associated landscaping

**LOCATION: LAND REAR OF 44 TO 46 TOWN LANE
CHARLESWORTH**

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.

The application proposes the construction of a 3 bedroomed dwelling. The dwelling will be accessed from a private drive (also serving an additional dwelling granted permission under HPK/2022/0536) from Chapel Brow.

This application is not applying for a new access from the public highway. It is using the same access as that which was conditioned under HPK/2022/0536, so the principle of using this access is already established. Visibility splays for this access are controlled by conditions attached to the previous permission.

The permission previously granted for the other dwelling enabled cars to enter and exit the public highway in a forward gear. Delivery vehicles would potentially need to reverse onto the Chapel Brow, but as delivery vehicles are sporadic, and the low speeds and numbers of vehicles on Chapel Brow, this considered acceptable.

The proposed three bedroomed dwelling would require two parking spaces. The submitted plans show one parking space within the garage. Garages are excluded from the car parking calculations due to the ability to convert them into habitable accommodation without the need for permission and their usage for personal storage rather than that of a vehicle. The applicant should submit a plan showing the location of two external parking spaces as well as a vehicle tracking plan to show how vehicles could enter and exit the site onto the private drive in a forward gear.

Following receipt of plans showing parking spaces and vehicle tracking the LHA will make further comments.

Yours sincerely,

Jenny Rhodes
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
18 June 2026	Jenny Rhodes	Adeel Nawaz	06 July 2026