

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

Highway Officer: Jenny Rhodes
Our ref: HPBC/2026/018178
Your ref: HPK/2026/0265
Date: 21 July 2026

Dear James Stannard

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

PROPOSAL: Conversion and alteration of barn to form a new dwelling with access, driveway and garden

LOCATION: The Barn , Long Lane , Charlesworth , Derbyshire , SK13 5ES

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.**

The application proposes the conversion of a barn to a 3-bed dwelling with associated access and driveway.

The application proposes to reinstall an historic access to the site. Although the access is overgrown, gateposts and dropped kerbs indicate the previous use of the access. The access is immediately adjacent to the access off Long Lane to a private drive serving approximately 5 dwellings. The proposed access would have similar visibility splays to the existing adjacent access and would meet national guidelines.

The existing gateposts sit 2.4m into the drive. A passing place is proposed beyond the gateposts to prevent vehicles trying to enter and exit the site at the same time having to wait on the highway or reverse onto it.

The parking and turning area proposed meets DCC guidelines.

A public footpath follows the route of the adjacent private drive which the barn abuts. The safety of users of this footpath should be ensured during construction works.

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 the access, parking and turning facilities have been provided as shown on drawing 2038.PL01.

Reason: To ensure conformity with submitted details

Prior to the occupation of the dwelling, the entire site frontage with Long Lane shall be cleared, and maintained thereafter clear, of any obstruction exceeding 1m in height (600mm for vegetation) relative to the road level for a distance of 2m into the site from the carriageway edge in order to maximise the visibility available to drivers emerging onto the highway

Reason: In the interests of highway safety.

Informatives

There is a public right of way running immediately adjacent to the site, the applicant will be required to contact the PROW team to arrange for an official diversion, if the applicant cannot guarantee the safety of the path users during the construction phase then they must apply to the PROW department at www.derbyshire.gov.uk/leisure/countryside/access/rights-of-way/faqs/frequently-asked-questions-faqs.aspx to arrange a temporary closure of the right of way for the duration of any works.

Yours sincerely,

Jenny Rhodes
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
16 July 2026	Jenny Rhodes	Adrian Martin	21 July 2026