

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

Highway Officer: Jenny Rhodes
Our ref: HPBC/2026/018283
Your ref: DET/2026/0014
Date: 29 July 2026

Dear Stuart Talbot

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

PROPOSAL: Application to determine if prior approval is required for a proposed: Change of Use of Buildings on Agricultural Units and former Agricultural Buildings to two Dwellinghouses (Class C3), which may include extension of the building and/or building operations reasonably necessary for the conversion

LOCATION: 106 MACCLESFIELD OLD ROAD
BUXTON
SK17 6TX

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 a full planning application is required.

The application is to determine if Prior Approval is required for the proposed the change of use of an existing barn to two 3-bed dwellings.

There is an existing farm access to the site from Old Macclesfield Road. It is considered likely that two dwellings would result in a significant increase in use of this access. There is very limited visibility from the access due to high stone walls and

hedge. These are within the applicants control and as such visibility splays could be significantly improved to an acceptable level.

The driveway is proposed to be 3.5m wide for approximately the first 40m into the site, before widening slightly then reaching the parking and manoeuvring area. DCC guidance advises that a driveway serving 2 dwellings should have a width of 4.8m for the first 8m measured from the back of the footway/verge and space to allow 2 cars to pass side by side (4.1m width) should then be provided every 25m. There is space within the site to provide this.

Four parking spaces of the required size to meet DCC guidelines are proposed along with sufficient manoeuvring space to enable cars to enter and exit the site in a forward gear.

No details have been given to the access or parking arrangements for 106 Old Macclesfield Road, which is included within the blue line on the location plan. It would appear that it is proposed that it would have neither highway access or off road parking, although it is unclear whether this is currently the case.

With regard to the above, the LHA would require revised plans and further details to be submitted for the proposal to meet local and national guidelines. As such the LHA would consider that a full planning application is required.

Yours sincerely,

Jenny Rhodes
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
24 July 2026	Jenny Rhodes	Adrian Martin	29 July 2026