

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

Highway Officer: Jenny Rhodes
Our ref: HPBC/2026/018308
Your ref: HPK/2026/0283
Date: 30 July 2026

Dear Agatha Dutton

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

PROPOSAL: Proposed raising the height of the boundary dry stone wall,
replacement stable block and paddock fencing

LOCATION: 11 Thornlea Farm , Higher Chisworth , Chisworth , Derbyshire ,
SK13 5SA

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 a replacement stable and paddock fencing in a field to the north west of Thornlea accessed along a private drive. The proposed stable block is similar to the existing stables, including an additional two field shelter areas to the 3 existing stables. It is considered that the new stable block is unlikely to create a significant number of additional trips than the original stables.

The application also proposes raising the height of a wall on the boundary of Thornlea and Sandy Lane and the private drive. The existing stone wall is 0.67m – 1.02m high. It is proposed to heighten it to a standard height of 1.5m. The existing wall has a substantial hedge to the rear of it that overhangs the wall. It is proposed to retain this

hedge. As such, the heightened wall will not have a significant effect on the existing visibility splays of the junction of the private drive with Sandy Lane.

Our records show a public footpath passing through the curtilage of Thornlea adjacent to its boundary with Fold Cottage to meet Sandy Lane. The proposed wall would appear to obstruct the route of the footpath, although the existing wall and hedge would already seem to obstruct the route. I have consulted our PROW Team and will provide further comments regarding this when I have received their response.

Yours sincerely,

Jenny Rhodes
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
27 July 2026	Jenny Rhodes	Adrian Martin	30 July 2026