

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

Highway Officer: Jenny Rhodes
Our ref: HPBC/2026/018543
Your ref: HPK/2026/0152
Date: 19 August 2026

Dear Agatha Dutton

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

**PROPOSAL: Retrospective Application with Partial Change of Use of Site from
Class 3 to Class E(e) and Installation of Prefabricated Building to
form Podiatry Building within Site**

LOCATION: 1 , Croft Manor , Glossop , Derbyshire , SK13 8PP

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**.

There is no planning application form available on the HPBC website. However, the LHA understands the application to be for the retention of a change of use of part of the site to Class E (e) and the development of a prefabricated building to use for podiatry services.

The podiatry building will be accessed by a pedestrian gate within the existing boundary fence. No off road parking is provided in association with the podiatry building. The Design and Access Statement states that only one client will be on site at any one time on an appointment only basis. The LHA considers that the streets in the vicinity of the site can accommodate the low number of additional parking

associated with the podiatry use without having an unacceptable impact on highway safety.

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.

Yours sincerely,

Jenny Rhodes
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
14 August 2026	Jenny Rhodes	Adrian Martin	19 August 2026