

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

Highway Officer: Jenny Rhodes
Our ref: HPBC/2026/018537
Your ref: HPK/2026/0315
Date: 19 August 2026

Dear Stuart Talbot

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

PROPOSAL: 2no. single storey new build outbuildings providing ancillary accommodation to adjacent public house

**LOCATION: SYCAMORE INN , Sycamore Road , Birch Vale , Derbyshire ,
SK22 1AB**

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 does not indicate what the 'ancillary' accommodation will be used for, for example holiday lets, staff accommodation etc. Additionally, the submitted plans do not show any details of parking provision at the site.

Following confirmation of the use of the ancillary accommodation and the submission of a parking plan for the site, the LHA will provide further comments.

Yours sincerely,

Jenny Rhodes
Transport Development Management

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