

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

Highway Officer: Adrian Martin
Our ref: HPBC/2026/018794
Your ref: HPK/2026/0331
Date: 10 September 2026

Dear James Stannard

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

PROPOSAL: Use of existing annex as holiday accommodation and/or ancillary living accommodation

LOCATION: Smithfold Barn, Chapel Road, Hayfield

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.**

Background

The proposed change of use to include holiday let or ancillary accommodation as oppose to only ancillary accommodation is considered to be likely to generate similar vehicle movements to those generated by ancillary use only.

The planning statement comments that the site has parking for at least five cars although these spaces are no indicated on any of the submitted plans. It would be beneficial for the on site parking spaces to be clearly shown on a plan.

However, one space is identified immediately adjacent to the accommodation building in question which would be sufficient as a parking space for the proposed holiday let/ancillary accommodation.

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 holiday let/ancillary accommodation shall be provided with a minimum of one parking space in perpetuity.

Reason: To ensure conformity with submitted details.

Yours sincerely,

Adrian Martin

Transport Development Management