

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

Highway Officer: Adrian Martin
Our ref: HPBC/2026/019287
Your ref: HPK/2026/0392
Date: 16 October 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 for change of use from C3 (residential) to Class E(c)(iii) and continued use of Class E(c)(iii) structures used as Veterinary Consultation Facility

LOCATION: 1 Fernway, Harpur Hill, Buxton, Derbyshire SK17 9LL

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 application includes a Design and Access Statement which provides information on the intended operation of the veterinary facility which, amongst other details, states that the facility will operate an appointment system with a maximum of four appointments per day and for a maximum use of 15 hours per week.

Based on the information included in the D and A Statement and the number of parking spaces available within the site curtilage, it is considered that there would be sufficient on site provision for client parking requirements and control of the use of those spaces.

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 existing parking provision of 6 spaces within the site curtilage shall be retained for use as residential parking and for the veterinary facility during the life of the operation of veterinary facility.

Reason: In the interests of highway safety.

The development hereby approved shall be operated all in accordance with the submitted details at all times during the life of the operation of the facility.

Reason: In the interests of highway safety.

Yours sincerely,

Adrian Martin

Transport Development Management