

## Jessica Cheadle

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**From:** Thomas Beardsmore  
**Sent:** 11 October 2019 09:04  
**To:** Planning  
**Subject:** FW: DMPA/2019/0862 - Woodward Electrical Ltd, Park Road, Church Gresley  
**Attachments:** 20191011081317765.pdf

[Comments for logging please](#)

Tom

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**From:** Paul Froggatt (Economy Transport and Environment) [mailto:Paul.Froggatt@derbyshire.gov.uk]  
**Sent:** 11 October 2019 08:38  
**To:** Thomas Beardsmore  
**Subject:** DMPA/2019/0862 - Woodward Electrical Ltd, Park Road, Church Gresley

Morning Thomas

I understand you're the case officer for this application to demolish the existing commercial unit and to build 3 dwellings.

Whilst Park Road does not form part of the publicly maintainable highway, it does consist of large areas of common land, some of which the applicant has included in the submitted red outline drawing and is proposing to use for its designated parking spaces. I have attached a plan illustrating the extent of common land and, as you can see, all land to the front of the existing building is common land.

However, whilst the proposed car parking spaces cannot be designated to the 3 proposed dwellings (an amended red outline plan and parking plan should be submitted to reflect this), the Highway Authority has no objections to the application. Parking already takes place on various areas of common land in the close vicinity of this site with no apparent issues.

Therefore, whilst the Highway Authority is, in theory, not objecting to 3 new dwellings being erected with no designated parking facilities, it's unlikely the lack of designated parking will have a detrimental effect on the public highway.

If your Authority is minded to permit the application, its recommended the following condition is included in any consent:-

1. Throughout the construction phase, space shall be provided within the site curtilage for storage of plant and materials, site accommodation, loading and unloading of goods vehicles, parking and manoeuvring of site operatives and visitors vehicles, laid out and constructed in accordance with detailed designs to be submitted in advance to the Local Planning Authority for written approval and maintained throughout the contract period in accordance with the approved designs free from any impediment to its designated use.

In addition, please append the following note to any consent for the applicants information:-

- A. The application site is affected by a Public Right of Way, Footpath No 26 on the Derbyshire Definitive Map. The route must remain unobstructed on its legal alignment at all times and the safety of the public using it must not be prejudiced either during or after development works take place. Further advice can be obtained by calling 01629 533262.
- *Please note that the granting of planning permission is not consent to divert or obstruct a public right of way.*

- *If it is necessary to temporarily obstruct a right of way to undertake development works then a temporary closure is obtainable from the County Council. Please contact 01629 533190 for further information and an application form.*
- *If a right of way is required to be permanently diverted then the Council that determines the planning application (The Planning Authority) has the necessary powers to make a diversion order.*
- *Any development insofar as it will permanently affect a public right of way must not commence until a diversion order (obtainable from the planning authority) has been confirmed. A temporary closure of the public right of way to facilitate public safety during the works may then be granted by the County Council.*
- *To avoid delays, where there is reasonable expectation that planning permission will be forthcoming, the proposals for any permanent stopping up or diversion of a public right of way can be considered concurrently with the application for proposed development rather than await the granting of permission.*

Kind Regards

**Paul Froggatt** | Senior Technician | Highways Development Control

Derbyshire County Council | Economy, Transport & Environment  
County Hall | Matlock | Derbyshire | DE4 3AG | t. 01629 538601



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