

## James Norton

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**From:** Sue Highley (Economy Transport and Environment)  
<Sue.Highley@derbyshire.gov.uk>  
**Sent:** 07 October 2019 17:41  
**To:** James Norton  
**Subject:** FW: DMPA/2019/0935 64 Park Road Newhall  
**Attachments:** PR190619\_P001D\_Proposed OS Block and Site.pdf

Hi James

The amended plan now appears to include that elements required by the outline planning consent in respect of the access layout requirements. I am conscious that there is a telegraph pole in the middle of the accesses and a BT box in the footway and that a note will need to be appended to any consent informing the applicant that they will need to contact British Telecom/Openreach in respect of their apparatus.

On the grounds that the access layout and the lack of boundary treatment between the proposed and existing properties was conditioned at outline, the Highway Authority recommend that the following condition is included in any consent in the interests of highway safety.

1. Prior to the first occupation of the new dwelling hereby permitted, the parking and manoeuvring space shall be laid out in accordance with the application drawing and maintained throughout the life of the development free of any impediment to its designated use.
2. Any gates shall be set back at least 5m into the site from the highway boundary and open inwards only.

The following notes should be appended to any consent for the information of the applicant.

- a. Pursuant to Section 184 of the Highways Act 1980 and Section 86(4) of the New Roads and Streetworks Act 1991 prior notification shall be given to the Department of Economy Transport & Environment at County Hall, Matlock regarding access works within the highway. Information, and relevant application forms, regarding the undertaking of access works within highway limits is available via the County Council's website [http://www.derbyshire.gov.uk/transport\\_roads/roads\\_traffic/development\\_control/vehicular\\_access/default.asp](http://www.derbyshire.gov.uk/transport_roads/roads_traffic/development_control/vehicular_access/default.asp), email ETENetmanadmin@derbyshire.gov.uk or telephone Call Derbyshire on 01629 533190.
- b. The Highway Authority recommends that the first 5m of the proposed access driveway should not be surfaced with a loose material (i.e. unbound chippings or gravel etc.). In the event that loose material is transferred to the highway and is regarded as a hazard or nuisance to highway users the Authority reserves the right to take any necessary action against the householder.
- c. The applicant should contact British Telecom/Openreach regarding their apparatus in the footway which will be affected by the construction of the new access arrangement.

Regards

**Sue Highley** | Project Engineer - Development Control | 01629 538697

Economy, Transport and Environment | Derbyshire County Council  
County Hall, Matlock, Derbyshire, DE4 3AG

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**From:** James Norton [mailto:James.Norton@southderbyshire.gov.uk]  
**Sent:** 07 October 2019 16:53  
**To:** Sue Highley (Economy Transport and Environment) <Sue.Highley@derbyshire.gov.uk>  
**Subject:** FW: DMPA/2019/0935 64 Park Road Newhall

Hi Sue,

Latest version of the block plan on the above reserved matters application. Please could you let me know this week if at all possible. Sorry put pressure on you but I have the agent pushing me for a decision. If they had provided the correct plan in the first place he might not have been waiting until now!

Thanks,

James

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**From:** [info@tccltd.net](mailto:info@tccltd.net) [<mailto:info@tccltd.net>]  
**Sent:** 07 October 2019 15:02  
**To:** James Norton  
**Subject:** RE: DMPA/2019/0935 64 Park Road Newhall

Hi James,

Please find attached a copy of the revised site layout as requested.

I trust this completes the documentation and look forward to receiving the approval as soon as possible.

Many thanks,  
Rob

M: 07971 899 091



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**From:** James Norton <[James.Norton@southderbyshire.gov.uk](mailto:James.Norton@southderbyshire.gov.uk)>  
**Sent:** 04 October 2019 09:50  
**To:** 'Rob Turner' <[info@tccltd.net](mailto:info@tccltd.net)>  
**Subject:** FW: DMPA/2019/0935 64 Park Road Newhall

Rob,

Sorry to miss your call yesterday I was working from home. Please see attached email. I would be grateful if you could address the CHAs comments.

Kind regards,

James

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**From:** Sue Highley (Economy Transport and Environment) [<mailto:Sue.Highley@derbyshire.gov.uk>]  
**Sent:** 02 October 2019 12:14  
**To:** James Norton  
**Subject:** RE: DMPA/2019/0935 64 Park Road Newhall

James

The block plan attached above is the same as that included in the application documents upon which we were consulted and which I commented upon in my letter dated 29 August 2019.

I also attach a copy of the drawing approved at outline stage and, as you will see, this indicates the existing driveway widened to accommodate access to both the new and existing dwellings, visibility sightlines which are likely to impact on the frontage of the existing dwelling (I note that a 900mm wall is proposed at the front of the new dwelling) as per Condition 3 and 2m x 2m x 45° pedestrian intervisibility splays – Condition 4. Condition 6 requires that there shall be no boundary features between the two properties for the first 10m into the site to allow vehicles to turn and this should be indicated for the avoidance of doubt.

Regards

**Sue Highley** | Project Engineer - Development Control | 01629 538697  
Economy, Transport and Environment | Derbyshire County Council  
County Hall, Matlock, Derbyshire, DE4 3AG

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**From:** James Norton [<mailto:James.Norton@southderbyshire.gov.uk>]  
**Sent:** 30 September 2019 17:22  
**To:** Sue Highley (Economy Transport and Environment) <[Sue.Highley@derbyshire.gov.uk](mailto:Sue.Highley@derbyshire.gov.uk)>  
**Subject:** DMPA/2019/0935

Hi Sue

Your response to the above application appears to have missed the updated block plan that we received from the agent. Could you confirm that you are happy now with the layout of the access and driveway for both the new dwelling and the host. Apologies - you may have missed this. I'm not sure if it actually went onto the website the day we received it!

This application expires on the 7<sup>th</sup> October and the agent is already chasing to ensure that the application is determined on time.

Kind regards

James

*James Norton*

Planning Officer - Service Delivery  
South Derbyshire District Council  
Civic Offices, Civic Way, Swadlincote, Derbyshire, DE11 0AH

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