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Mr Sylvester
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Our ref 8245886/47425
Your ref DMPA/2020/0077
Date 05 February 2020

Dear Mr Sylvester

Proposed Vehicular Access at 88 Station Road, Hatton

I refer to the above mentioned planning application and comment as follows.

The proposal is to provide a vehicular access to 88 Station Road, the plans submitted show that the required visibility sightlines required land within the frontage of the previously approved new dwelling, does the applicant have control of this land outline in pink on the submitted drawings? If the applicant has control of this area of frontage there are no highway objections to the proposal subject to the following condition being included on any consent granted.

1. Before any other operations are commenced a new vehicular and pedestrian access shall be created to Station Road in accordance with the application drawings, laid out, constructed and provided with 2.4m x 50m visibility splays in both directions, the area in advance of the sightlines being maintained throughout the life of the development clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to adjoining nearside carriageway channel level.
2. There shall be no gates or other barriers within 5m of the nearside highway boundary and any gates shall open inwards only.

The following notes should also be attached to any consent granted.

1. 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, e-mail highways.hub@derbyshire.gov.uk or telephone Call Derbyshire on 01629 533190.
2. 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.

South Derbyshire District Council

14 FEB 2020

Community & Planning Services

However, as the applicant does not now have control over the frontage of the previously approved dwelling I will need to reconsider my comments.

Yours sincerely

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Highway Development Control