

From: Paul Bigg (Place) <Paul.Bigg@derbyshire.gov.uk>
Sent: 08 November 2021 14:06
To: Sadaf Malik
Cc: SDDC Planning Applications
Subject: DMPA/2021/0394 - Shortwood Farm, Green Lane, Overseal, Swadlincote, DE12 6JP

Hi Sadaf,

I refer to the additional information submitted in support of the above application received by this authority for highway comments, which are as detailed below.

Application Ref: DMPA/2021/0394

Address: Shortwood Farm, Green Lane, Overseal, Swadlincote, DE12 6JP

Proposal: Retention of detached garage/outbuilding for change of use to a personal training studio/gym

Comments:

A response to this application was issued by the Highway Authority on the 5th May 2021 which requested the following information supported by plans for a full review of the application to be undertaken.

- Location plan showing the access route to access the site abutting the highway if the applicant has rights of vehicular access – This is normally outlined in red.
- Clarification of the proposed use – is it for commercial use? If so, what are the expected number of daily traffic movements to/from the site?
- Details of parking layout with turning space identifying clearly the parking spaces used by existing buildings on site and also for the proposed use
- How is the maximum no. of 10 people to be controlled over the hours of opening?

Subsequent to the issue of the response the applicant has submitted a Highway Statement to address the issues raised. The Highway Statement has been reviewed and the following comments are made.

Whilst it is noted that Sealwood Lane is narrow private road, there are passing places present and therefore it is considered that the additional traffic likely to be generated by the proposed development will not have a material impact on the operation of the local adopted road network or on road and pedestrian safety.

In addition, it is considered that the proposed access, parking and turning arrangements for the proposed development are acceptable.

Taking this into account the Highway Authority has no objections to the application subject to the following conditions being imposed should planning approval be granted.

1. The development hereby permitted shall not be occupied until such time as the access, parking and turning facilities have been implemented in accordance with approved drawing number 2021-59-01. Thereafter the onsite parking provision shall be so maintained in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable

vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2019).

In addition, the following Informative should be included on any consent.

- a) The application site is abutted by a Public Right of Way Footpath No. 36, as shown 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 information can be obtained from the Rights of Way Duty Officer in the Economy, Transport and Environment Department at County Hall, Matlock or by emailing ETE.PROW@derbyshire.gov.uk.

If there are any queries please do not hesitate to let me know.

Many thanks

Paul

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