

Jessica Cheadle

From: Thomas Beardsmore
Sent: 09 November 2021 17:05
To: SDDC Planning Applications
Subject: FW: SDDC Planning App DMPA/2021/0030 - Station Road Melbourne
Attachments: revised site plan 7 oct 2021.pdf

From: Sue Highley (Place) <Sue.Highley@derbyshire.gov.uk>
Sent: 09 November 2021 13:32
To: Thomas Beardsmore <Thomas.Beardsmore@southderbyshire.gov.uk>
Subject: RE: SDDC Planning App DMPA/2021/0030 - Station Road Melbourne

Hi Tom

I apologise for the delay in responding to the amended details submitted in respect of this application.

I agree with your comment that the location of the showroom to a position where it will be likely to attract passing trade will increase the traffic generated by the site and, I assume that, that is the intention of the applicant.

However, we now have a plan with a scale, title and number and the red outline has been amended to reflect previous comments. In addition, regardless of the agent's reluctance to indicate the visibility sightline across the site, it can now be seen from the drawing that the required visibility can be achieved and can be conditioned accordingly.

Therefore, whilst some of the views which have been put forward in respect of this proposal do not concur with those of the Highway Authority, it is not considered that an objection on highway safety grounds could be sustained subject to the following conditions being included in any consent in the interests of highway safety.

1. The access onto Station Road shall be provided with a visibility sightline of 2.4m x 43m in the westerly direction, across the application site frontage. The area forward of the sightline shall be cleared and maintained at all times clear of any obstruction exceeding 600mm in height relative to the nearside carriageway edge.
2. Prior to the premises hereby permitted first being taken into use, space shall be provided within the site curtilage for the parking of vehicles, laid out in accordance with the application drawing 4/10/21/1 and maintained throughout the lifetime of the development free from any impediment to its designated use.

Kind regards

Sue Highley | Project Engineer - Development Control | 01629 538697 | 0791 773 9339
Place | Derbyshire County Council
County Hall, Matlock, Derbyshire, DE4 3AG

From: Thomas Beardsmore <Thomas.Beardsmore@southderbyshire.gov.uk>
Sent: 05 November 2021 16:04
To: Sue Highley (Place) <Sue.Highley@derbyshire.gov.uk>
Subject: RE: SDDC Planning App DMPA/2021/0030 - Station Road Melbourne

Hi Sue,

Sorry to chase, but have you managed to have a look at this one yet? The agent is pushing me for an update.

Thanks!

Regards,

Tom Beardsmore

Planning Officer

T: 01283 595821

www.southderbyshire.gov.uk

We are currently receiving a high number of planning applications which is resulting in delays to our usual response times.

We are determining applications and responding to enquiries in the order they are received. We will respond as soon as possible.



From: Thomas Beardsmore

Sent: 20 October 2021 17:21

To: Sue Highley (Place) <Sue.Highley@derbyshire.gov.uk>

Subject: RE: SDDC Planning App DMPA/2021/0030 - Station Road Melbourne

Hi Sue,

Please find attached an amended response from the agent and amended plan.

I disagree with the agents comments regarding the number of visitors, the current workshop is tucked away within the industrial site A showroom which fronts the highway would increase the number of traffic to the site as there would be passing trade and I don't see how we can reasonably condition this to reduce the traffic to the site and ensure that visitors are by appointment only.

Regards,

Tom Beardsmore

Planning Officer

T: 01283 595821

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We are determining applications and responding to enquiries in the order they are received. We will respond as soon as possible.



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Derbyshire
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From: Sue Highley (Place) <Sue.Highley@derbyshire.gov.uk>
Sent: 14 September 2021 11:51
To: Thomas Beardsmore <Thomas.Beardsmore@southderbyshire.gov.uk>
Subject: FW: SDDC Planning App DMPA/2021/0030 - Station Road Melbourne

Hi Tom

Thank you for the amended plans and the additional information.

One point which must be made very clear to the applicant is that any land ownership up to the carriageway edge, as shown on the Land Registry plan, does not mean that the land is not highway. Whilst the applicant may own the subsoil, highway rights exist over the land and any highway rights take precedence over subsoil ownership. Once land is highway it is always highway, unless a formal Stopping Up process is undertaken. Therefore, any concerns about encroachment cannot be dismissed. I enclose a plan showing the highway extent for your information.

The latest plan appears to have amended the parking layout but nothing else. I note your comments dated 15 July 2021 inasmuch as the layout plan does not have a scale, title or drawing number, as such, it could not be specifically referred to in a condition. The visibility sightline at the access has been omitted and should be shown as 2.4m x 43m for a road subject to a 30mph speed limit.

You should also be aware that the Land Registry plan, referred to above, does not include the embankment and the applicant should either amend the red line of the site accordingly or demonstrate ownership.

I would be obliged if you would ask the applicant to address the above comments and submit revised drawings which I will be happy to comment upon in due course.

Kind regards

Sue Highley | Project Engineer - Development Control | 01629 538697 | 0791 773 9339

Place | Derbyshire County Council
County Hall, Matlock, Derbyshire, DE4 3AG

From: Thomas Beardsmore <Thomas.Beardsmore@southderbyshire.gov.uk>
Sent: 27 August 2021 17:50
To: Sue Highley (Place) <Sue.Highley@derbyshire.gov.uk>
Subject: SDDC Planning App DMPA/2021/0030 - Station Road Melbourne

Hi Sue,

The agent has now come back to me on this one with a revised scheme to move the proposed scheme, please see attached. I have also included her email from 20/05/2021 which I did not send you as I had a number of issues, but may be useful for you.

Please can you let me know your thoughts.

Regards,

Tom Beardsmore

Planning Officer

T: 01283 595821

www.southderbyshire.gov.uk



From: Sue Highley (Economy Transport and Environment) <Sue.Highley@derbyshire.gov.uk>

Sent: 19 March 2021 12:02

To: Thomas Beardsmore <Thomas.Beardsmore@southderbyshire.gov.uk>

Cc: Simon Rogers (Economy Transport and Environment) <Simon.Rogers@derbyshire.gov.uk>

Subject: Clair de Lune, Lucas Lane, Hilton and Station Road Melbourne DMPA/2021/0030

Tom

Further to our conversation, I will advise Mr Fryer to contact Building Regulations regarding the drainage on the site.

With regards to the details submitted in respect of the Station Road application there are a number of concerns:

- the application form does not refer to any changes to the access
- the access layout does not accurately represent what is on the ground
- alteration of the access would impact on the ability of service and delivery vehicles to access/egress the site safely
- the drawing does not include the fronting footway.
- how the proposed parking would be accessed. If it is from the existing access, this is not included in the red outline.
- the building appears to obstruct visibility available at the access

Finally, I am concerned that the development would encroach onto the public highway and I am in the process of obtaining information about the extent of the highway in the vicinity of the site.

In the meantime, I would be obliged if you would ask the applicant to submit additional drawings accurately showing the existing layout of the site and where the proposed building and parking will sit on it.

Kind regards

Sue Highley | Project Engineer - Development Control | 01629 538697 | 0791 773 9339

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

As a consequence of the travel and working restrictions imposed as a result of the Coronavirus protection measures, applications continue to be predominantly assessed without the benefit of a visit to the development site. The Highway Authority will be using all available sources of desk top information to carry out assessments and where

essential, site visits may be conducted in accordance with current health and safety guidelines at the Highway Authority's discretion.

From: Thomas Beardsmore [<mailto:Thomas.Beardsmore@southderbyshire.gov.uk>]
Sent: 19 March 2021 10:53
To: Sue Highley (Economy Transport and Environment) <Sue.Highley@derbyshire.gov.uk>
Subject: RE: Clair de Lune, Lucas Lane, Hilton

Hi Sue,

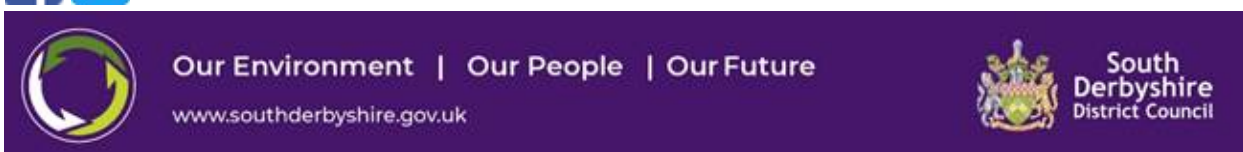
Getting hold of each other on the phone is proving to be a nightmare, I don't think our meetings and work is in sync! 😊

In regards to drainage, as it's a minor application and not in a flood risk area it did not need to be considered as part of the planning application and would be covered under the building regs process. This was mentioned at the end of the officer report which can be found online, if that helps.

In terms of the Station Road, Melbourne application for the new showroom. We have had a lot of objections and it has been noted that the red line of the site unusually doesn't include the existing access but they are effectively creating a new one off Station Road to allow for parking on the site. The building is also shown on the site plan as being directly next to the substation, with the buildings practically touching. I have raised these concerns to the agent but they said they will wait for your comments before addressing anything.

Regards,

Tom Beardsmore
Planning Officer
T: 01283 595821
www.southderbyshire.gov.uk



From: Sue Highley (Economy Transport and Environment) <Sue.Highley@derbyshire.gov.uk>
Sent: 18 March 2021 09:07
To: Thomas Beardsmore <Thomas.Beardsmore@southderbyshire.gov.uk>
Subject: Clair de Lune, Lucas Lane, Hilton

Hi Tom

The question of surface water disposal at the above site has been raised and I would be grateful if you would give me a call to have a chat about it.

Thanks

PS I am looking at Station Road, Melbourne at the moment and will get back to you on that one.

Sue Highley | Project Engineer - Development Control | 01629 538697 | 0791 773 9339

Economy, Transport and Environment | Derbyshire County Council

County Hall, Matlock, Derbyshire, DE4 3AG

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