

From: Paul Bigg (Place) <Paul.Bigg@derbyshire.gov.uk>
Sent: 09 November 2021 14:30
To: Neil Thompson
Cc: SDDC Planning Applications
Subject: DMPA/2021/0983 - Land to the rear of 69a and 69b, Repton Road, Hartshorne

Hi Neil,

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

Application Ref: DMPA/2021/0983

Address: Land to the rear of 69a and 69b, Repton Road, Hartshorne

Proposal: Outline application (matters of access to be considered now with matters of layout, scale, appearance and landscaping reserved for later consideration) for the erection of three dwellings.

Comments:

The previous responses to this application issued by the Highway Authority requested additional information as detailed below.

1. The amended site plan shows the access from Repton Road as radius kerbs, however as it is a private access then both sides of the access should not have radius kerbs. The site plan needs to be amended accordingly and satisfactorily demonstrate that 2 vehicles could pass on the first 15m of the access drive.
2. The application form does not confirm the number of bedrooms for each property; therefore the no. of parking spaces cannot be determined. Two parking spaces are required for 1, 2 or 3 bedroom dwelling and 3 parking spaces required for 4 bedrooms or more. These must be workable parking spaces with sufficient turning space within the site.
3. Confirmation that the Fire Emergency Services have been consulted to ensure that their fire service vehicles/appliance can satisfactorily access the development in the event of any emergency is requested.
4. Confirmation of refuse storage is required to ensure that there is no impact on the adopted highway/footway of the PROW.

The Highway Authority response stated that the proposal is not acceptable on highway grounds, unless further plans can be submitted which can demonstrate that the outstanding issues can be fully addressed in the interest of highway safety.

An amended site plan has now been submitted to address the above issues which has been reviewed.

It is noted that all 3 dwellings are 4 bedrooms or more and therefore require a minimum of 3 parking spaces. The amended site plan shows that a double garage is provided and is used to meet the required parking provision. For a double garage to count as parking spaces it must meet the required size which is 7.2m x 6.5m. However, as only 1 additional parking space is required within the garage it is accepted that the proposed parking provision is acceptable.

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

1. Prior to the first occupation of the dwelling hereby permitted, the proposed access to Repton Road shall be provided with visibility sightlines of 43m in both directions measured to a point 1m in from the

nearside edge of the carriageway, as measured from a point located centrally and 2.4m back into the access. The area within the sightlines shall thereafter be kept clear of any object greater than 1m in height (0.6m in the case of vegetation) above the nearside carriageway channel level.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

2. Before the first occupation of the development the access and parking areas shown on the approved plan shall be completed and thereafter permanently retained for parking and manoeuvring purposes.

Reason: So that vehicles may enter and leave the site with the minimum of interference to the free flow and safety of other traffic on the highway and for the convenience and safety of pedestrians including people with disabilities.

3. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

Reason: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2019).

4. Any access gates/bollards/chains/other means of obstruction shall be hung to open inwards and thereafter retained a minimum distance of 10m from the near channel edge of the adjacent carriageway.

Reason: In the interests of highway safety enabling vehicles to safely draw off the highway before the gates/obstruction is opened.

In addition, the following Informatives should be included with any consent.

1. Under provisions within Sections 149 and 151 of the Highways Act 1980, the developer must take all necessary action to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the developer's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.
2. Planning permission does not give you approval to work on the public highway. To carry out works associated with this planning permission, separate approval must first be obtained from Derbyshire County Council as Highway Authority - this will take the form of a section 184 licence (Highways Act 1980). It is strongly recommended that you make contact with the County Council at the earliest opportunity to allow time for the process to be completed. Information and relevant application forms, regarding the undertaking of access works within highway limits, are available via the County Council's website www.derbyshire.gov.uk, email highways.hub@derbyshire.gov.uk or telephone 01629 533190.
3. Public Right of Way Footpath No. 15, as shown on the Derbyshire Definitive Map, must remain open, unobstructed and on its legal alignment at all times. There should be no disturbance to the surface of the route without prior authorisation from the Rights of Way Inspector for the area. Consideration should be given to members of the public using the route at all times. A temporary closure of the route may be granted to facilitate public safety subject to certain conditions. Further information may be obtained by contacting the Rights of Way Section – ETE.PROW@derbyshire.gov.uk. If a structure is to be erected adjacent to the right of way, it should be installed within the site boundary so that the width of the right of way is not encroached upon.

Should you have any queries please do not hesitate to let me know.

Best Regards

Paul

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