

Jessica Cheadle

From: Paul Bigg (Place) <Paul.Bigg@derbyshire.gov.uk>
Sent: 11 November 2021 10:50
To: Neil Thompson
Cc: SDDC Planning Applications
Subject: DMPN/2021/1126 - Little Meadow Farm Off Airfield Road Church Broughton DE65 5AY

Hi Neil,

I refer to the above application received by this authority for highway comments, which are as detailed below.

Application Ref: DMPN/2021/1126

Address: Little Meadow Farm Off Airfield Road Church Broughton DE65 5AY

Proposal: Prior approval for change of use of agricultural buildings (Class Q) to a dwelling house (class C3) and for building operations reasonably necessary for the conversion.

Comments:

The site is accessed via an informal access road named Little Meadow Lane directly off Airfield Road and it is assumed you are satisfied with the rights of vehicular access for the applicant exists. It should also be noted that the access road to the site off Airfield Road along the eastern boundary of site also forms a Public Right of Way (PROW) Footpath FP 20 and also a claimed footpath FP 34 which leads to a network of PROWS to the north and it is important that legal alignment of these PROW's remains unobstructed at all times and without prejudice to the safety of the public using them.

The site is contained within the existing farm compound and the proposal is for change of use for an agricultural building to a 2 bedrooomed dwelling whilst keeping the main footprint of the existing agricultural building (barn referred to as bull pen). The plan indicates the parking and turning area within the red outline boundary, but not definitive to show details, however given the applicant's ownership of the whole site outlined in blue, it is evident that the required car parking provision for 2 cars with appropriate turning facilities can be satisfactorily accommodated within the site.

The access road off Airfield Road appear to be currently used by agricultural vehicles and the vegetation/shrubbery at the access off Airfield Road appear to be set back with good visibility especially to the east. The proposal is not expected to generate significant traffic movements to have a material impact on the highway and therefore there is no objection if ancillary to the existing farm.

However, if approved please attach the following condition on any planning consent granted:

1. The premises the subject of the application shall not be occupied until space has been laid out within the site for two cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear and will thereafter be retained for the sole use of parking for the development hereby approved.

Reason: To ensure that the proposed development does not prejudice general safety and to ensure that the facilities provided are reserved for the benefit of the development for which they are specifically required

In addition, please attach the following Notes to Applicant:

- A. The access to the site from Airfield Road and along the eastern boundary of site forms a Public Right of Way (PROW) (Claimed Footpath FP 34 and Footpath FP 20 in Parish of Church

Brought/Foston and Scropton on the Derbyshire Definitive Map) which connect onto a network of PROW's to the north. These routes must remain unobstructed on their legal alignment at all times and the safety of the public using them 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.

- B. Pursuant to Sections 149 and 151 of the Highways Act 1980, the applicant must take all necessary steps 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 applicant's responsibility to ensure that all reasonable steps (e.g. street sweeping)

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

Best Regards

Paul

Paul Bigg | Engineer - Development Control | paul.bigg@derbyshire.gov.uk

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