

From: Sue Highley (Place) <Sue.Highley@derbyshire.gov.uk>
Sent: 12 November 2021 11:47
To: James Norton
Cc: SDDC Planning Applications
Subject: RE: DMPA/2021/0385 Holiday Chalets on Commonpiece Lane, Sutton on the Hill

Morning James

I can confirm that the previous e-mail was sent directly to me, I think we had a chat about it too and I apologise for the delay in providing a formal response.

I would be grateful if you would send any future queries either directly to me or the generic mail box, unless Paul has previously responded on an application, to avoid any confusion or duplication of effort.

As you state below, the Highway Statement appears to address the concerns previously raised by the Highway Authority and, as such, there are no objections to the proposal from the highway point of view subject to the following conditions being included in any consent in the best interests of highway safety.

1. Wheel washing/cleaning facilities for construction traffic connected with the development shall be installed and operational before any development commences and shall be retained in working order throughout the period of development, to prevent mud and other debris being deposited on the surrounding highways.
2. Prior to any other works commencing on site, excluding wheel cleaning facilities required by Condition 1 above, the access shall be modified, laid out and constructed in accordance with application drawing CLAD-BSP-ZZ-ZZ-DR-D-0001 rev P01. The access shall have a minimum width of 6 metres, be provided with 6 metre radii and visibility sightlines of 2.4 metres x 120 metres in each direction. The area forward of the sightlines shall be cleared and maintained clear throughout the lifetime of the development of any obstruction exceeding 600 mm in height relative to the nearside carriageway edge.
3. The development hereby permitted shall not be taken into use until such time as the access drive has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 6 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.
4. Any gates shall be set back at least 6 metres into the site from the highway boundary and open inwards only.
5. Prior to the development hereby permitted first being taken into use, space shall be provided within the site curtilage for the parking and turning of two vehicles per holiday chalet, laid out generally in accordance with the application drawing (each space measuring 3 metres x 6 metres with 6 metres for manoeuvring) and maintained throughout the lifetime of the development free from any impediment to its designated use.

The following notes should be appended to any consent for the information of the applicant.

- a. Planning permission does not give you approval to work on the public highway. Pursuant to Section 278 of the Highways Act 1980 and the provisions of the Traffic Management Act 2004, no works may commence within the limits of the public highway without the formal written agreement of the County Council, as Highway Authority. 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, which may take up to 16 weeks. Advice regarding the technical, legal, administrative and financial processes involved in Section 278 Agreements may be obtained by contacting the County Council via email – ete.devcontrol@derbyshire.gov.uk. The applicant is advised to allow approximately 12

weeks in any programme of works to obtain a Section 278 Agreement. For the avoidance of doubt, there is a ditch fronting the site which will need to be culverted as part of the access works and included in the Section 278 submission.

- b. The site is affected by a Public Right of Way, Footpath 40 in the parish of Osleston & Thurstaston, as shown on the Derbyshire Definitive Map. The footpath must remain open, unobstructed and 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. In the event that the Footpath will be affected by the works, further information may be obtained by contacting the Rights of Way Section – ETE.PROW@derbyshire.gov.uk.

Kind regards

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

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

From: James Norton <James.Norton@southderbyshire.gov.uk>
Sent: 11 November 2021 12:39
To: Sue Highley (Place) <Sue.Highley@derbyshire.gov.uk>; Paul Bigg (Place) <Paul.Bigg@derbyshire.gov.uk>
Subject: DMPA/2021/0385 Holiday Chalets on Commonpiece Lane, Sutton on the Hill
Importance: High

Dear both,

I am being chased for a decision on this one and appear not to have had a response to additional information provided on the 9th September to resolve the highways issues that Devinder raised. I prompted you via email on the 12th of October but do not yet appear to have had a response. This was sent through our Arcus system direct to you, Sue. I don't think it went to your generic Highways email address.

I think that the transport statement submitted addresses all of the concerns. Please could you provide a final response. Many thanks and apologies for chasing again!

Kind regards

James Norton
Planning Officer - Service Delivery
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M: 07794 241492
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.



Any advice is given at officer level only and does not prejudice any formal decision the Council makes in the future.

Due to ongoing Covid-19 situation I am working from home for the foreseeable future. I will respond to your email but please bear with me if this takes a little longer than usual. Caring responsibilities mean that I will be varying my working pattern. For urgent matters you can contact me on my work mobile.

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