

Jessica Cheadle

From: Thomas Beardsmore
Sent: 19 November 2021 16:06
To: SDDC Planning Applications
Subject: FW: SDDC Planning Ap DMPA/2021/0756 - 53 Cauldwell Road, Linton
Attachments: CR090421_P001A_Proposed OS Block and Site Plan.pdf; CR090421_P002A_Proposed Plot 1.pdf; CR090421_P003A_Proposed Plot 2.pdf; CR090421_P004A_Proposed Plot 3.pdf

From: Sue Highley (Place) <Sue.Highley@derbyshire.gov.uk>
Sent: 24 September 2021 17:41
To: Thomas Beardsmore <Thomas.Beardsmore@southderbyshire.gov.uk>
Subject: RE: SDDC Planning Ap DMPA/2021/0756 - 53 Cauldwell Road, Linton

Hi Tom

I refer to the amended drawings submitted in respect of the above application and attached for the avoidance of doubt.

I note that the site is affected by a public right of way (Footpath 14, Linton) the legal line of which runs through Plot 3. Whilst I appreciate that on site the footpath has, at some point, been repositioned on the boundary, I have no record of this being officially diverted. Therefore, prior to any works commencing the footpath will need to be officially diverted with a formal order and the applicant should be aware that the granting of planning permission is not consent to divert or obstruct a public right of way.

The issues raised in the Highway Authority's response dated 19 July 2021 have been addressed and there are now no objections to the proposal from the highway point of view subject to the following conditions being included in any consent in the interests of highway safety.

1. Before any other operations are commenced, the Public Right of Way (Footpath 14 Linton as shown on the Derbyshire Definitive Map) which crossed the site and is affected by Plot 3 shall be diverted in accordance with a scheme first submitted to and approved in writing by the Local Planning Authority.
2. Prior to any other works commencing on site, the access shall be modified in accordance with the revised application drawing (CR090421/P001 Rev A) having a minimum width of 5m and provided with visibility sightlines of 2.4m x 81m in the easterly direction and 2.4m x 160m to the west. The area forward of the sightlines shall be cleared and maintained throughout the lifetime of the development clear of any obstruction exceeding 1m in height (600mm in the case of vegetation) relative to the nearside carriageway edge.
3. Prior to the first occupation of any new dwelling hereby permitted, three car parking spaces for each of the existing and proposed new dwellings plus manoeuvring space shall be provided within the site curtilage, laid out in accordance with the revised application drawing (CR090421/P001 Rev A), surfaced in a solid bound material (i.e. not loose chippings) and maintained throughout the lifetime of the development free from any impediment to their designated use. Each of the car parking space shall measure at least 2.4m x 5.5m and the internal dimensions of each garage shall be 3m x 6m for a single and 6m x 6m for a double garage.
4. There shall be no gates or other barriers within 5m of the nearside highway boundary and any gates shall open inwards only.

5. Prior to the first occupation of any new dwelling hereby permitted, a bin collection point shall be provided on private land sufficient to accommodate two bins per dwelling for use on collection day. The bin collection point shall be 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. To carry 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 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 telephone 01629 533190.
- b. The site is affected by a Public Right of Way (Footpath 14 in Parish of Linton 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. The location for building on Plot 3 obstructs the legal alignment of the footpath. Please note that the granting of planning permission is not consent to divert or obstruct a public right of way. The Footpath will need a permanent diversion in which case the Authority which determines the planning application (South Derbyshire District Council) has the powers to make the Diversion Order.

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 18:00

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

Subject: SDDC Planning Ap DMPA/2021/0756 - 53 Cauldwell Road, Linton

Hi Sue,

I have just noticed that these amended plans were sent to Devinder directly, hence the reason we have not received a response. I have attached his initial comments for you.

Please can you provide your comments and conditions.

Regards,

Tom Beardsmore

Planning Officer

T: 01283 595821

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