

From: Paul Bigg (Place) <Paul.Bigg@derbyshire.gov.uk>
Sent: 02 December 2021 11:25
To: Richard McMichael
Cc: SDDC Planning Applications
Subject: DMPA/2021/1518 - 1 Malthouse Lane, Foston

Hi Richard,

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

Application Ref: DMPA/2021/1518

Address: 1 Malthouse Lane, Foston

Proposal: Conversion of barns to four dwellings including associated alterations, extensions and garaging

Comments:

It is understood that the application results in an increase in one property over and above a previously approved scheme. It is considered that this would not have a material impact on the operation of the local road network or on road safety.

Taking this into account the highway authority has no objections to the application subject to the following condition being imposed should planning approval be granted.

1. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with the approved drawings. Thereafter the onsite parking provision shall be so maintained in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward

In addition, the following Informative should be included on any consent.

The application site is affected by Public Rights of Way Footpath Nos. 10, 11 and 12 Hatton as shown on the Derbyshire Definitive Map, and must remain open, unobstructed and on their 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 – ETC.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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