
From: Paul Bigg (Place) <Paul.Bigg@derbyshire.gov.uk>
Sent: 09 May 2022 10:54
To: James Norton
Cc: SDDC Planning Applications
Subject: DMPA/2022/0337- 2 Derby Road, Hilton DE65 5FP

Hi James,

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

Application Ref: DMPA/2022/0337

Address: 2 Derby Road, Hilton DE65 5FP

Proposal: Outline application (matters of access and scale to be considered now with matters of layout, appearance and landscaping reserved for later consideration) for the erection of 4 dwellings

Comments:

Access – It is noted that the existing access to the site is to be utilised to serve the proposed development. However, it is considered that the access should be widened to a minimum width of 4.1m to enable 2 cars to pass satisfactorily. This will ensure that vehicles will not have to wait on the highway when entering the site when other vehicles are exiting. The applicant is to show the proposed widening on the proposed site plan.

In addition, and as noted by the applicant, a bus stop had been erected on Derby Road which currently impairs visibility from the access in an easterly direction. The applicant states that discussions with Derbyshire County Council have taken place and it has been agreed that the bus stop will be relocated to the east so that the required visibility splays can be achieved.

However, it is confirmed that the bus stop will remain at its current location, but the bus shelter will be moved back so as not to impede the visibility to the east. This work is to be undertaken at the highway authority's expense.

Parking – It is considered that there is sufficient land available within the site to provide satisfactory parking and turning facilities to ensure that vehicles can enter and leave the site in a forward direction. The precise parking and turning arrangements will need to be agreed as part of a Reserved Matters application should outline approval be granted.

It should also be noted that the site is affected by a Widening Line and a Building Line prescribed under the Public Health Act 1925 and the Roads Improvement Act 1925 respectively. The lines will need to be revoked before any building works can begin. The applicant should contact Derbyshire County Council (email Highways.extents@derbyshire.gov.uk or telephone 01629 533190) and be advised that there is a fee payable to cover administration and legal costs.

The application site is abutted by a Public Rights of Way Hilton Footpath No.10, 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. 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.

Upon receipt of the requested information regarding the widening of the access further comments will be issued.

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

Best Regards

Paul

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Place | Derbyshire County Council

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