
From: Paul Bigg (Place) <Paul.Bigg@derbyshire.gov.uk>
Sent: 11 May 2022 08:23
To: James Norton
Cc: SDDC Planning Applications
Subject: DMPA/2022/0343 - White Lodge, Staker Lane, Mickleover DE3 0DJ

Hi James,

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

Application Ref: DMPA/2022/0343

Address: White Lodge, Staker Lane, Mickleover DE3 0DJ

Proposal: The Erection of Two Replacement Dwellings with Entrance Gates and Boundary Treatments including the Change of Use of Paddock to Residential Garden

Comments:

It is noted that a previous application on this site (Ref: 9/2019/0725) for the erection of two replacement dwellings with entrance gates and boundary treatments including the change of use of paddock to residential garden was refused planning approval and was subsequently dismissed at appeal.

However, the highway authority raised no objections to the previous application and there were no highway reasons for refusal.

Having reviewed the information submitted in support of the current application the highway authority has no objections to the application subject to the following conditions being imposed should approval be granted.

1. The development hereby permitted shall not be occupied until such time as the parking, garaging 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 direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2019).

2. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

Reason: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2019)

3. Any entrance gates or other barriers shall be set back a minimum of 5m from the highway boundary and maintained at that distance for the life of the development unless otherwise approved in writing by the Local Planning Authority. Any gates must open inwards.

Reason: To ensure parked vehicles do not overhang the adjoining public highway, thereby adversely affecting highway users

In addition, the following Informatives should be added to any consent.

- a) Under provisions within Sections 149 and 151 of the Highways Act 1980, the developer must take all necessary action 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 developer's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.
- b) 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 strongly 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 or telephone 01629 533190.

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

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

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