
From: Paul Bigg (Place) <Paul.Bigg@derbyshire.gov.uk>
Sent: 09 May 2022 15:43
To: Kate Whitfield
Cc: SDDC Planning Applications
Subject: DMPA/2021/1658 - 34 Rockingham Way, Stanton, Burton On Trent, DE15 9QZ

Hi Kate,

I refer to the additional information submitted in support of the above application and received by this authority for highway comments, which are as detailed below.

Application Ref: DMPA/2021/1658

Address: 34 Rockingham Way, Stanton, Burton On Trent, DE15 9QZ

Proposal: The change of use of a residential dwelling and the erection of a log cabin in the rear garden to allow for a mixed use of residential dwelling and childminding business.

Comments:

It is noted that the applicant has confirmed that the business will cater for between 5 and 7 children on a daily basis and will operate between 08:00 and 17:00 Monday to Friday excluding bank holidays.

The applicant has also confirmed that drop off and pick up times will be staggered to ensure that vehicle activity at the property is minimised. The highway authority suggested that if this was subject to a planning condition then there would be no objection to the application, however, the local planning authority has confirmed that it would not be possible to enforce such a condition and it could not therefore be imposed.

Taking this into account it is considered that the applicant has not satisfactorily demonstrated that there is sufficient on street parking available in the vicinity of the property to satisfactorily accommodate the level of vehicular activity associated with the proposed development, particularly if more than 1 car arrives at the property at the same time. This could therefore result in adhoc parking close to the property to the detriment of highway and pedestrian safety and the amenity of local residents.

The highway authority therefore objects to the planning application on the grounds of the detrimental impact on highway and pedestrian safety and residential amenity.

Should you have any queries please let me know.

Regards

Paul

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