

Planning Services Manager
South Derbyshire District Council
Civic Offices
SWADLINCOTE
Derbyshire
DE11 0AH

Highway Officer: Paul Bigg
Our ref: SDDC/2025/011304
Your ref: DMPA/2025/0239
Date: 10 March 2025

Dear Caroline,

**TOWN AND COUNTRY PLANNING ACT 1990
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
ARTICLE 18 CONSULTATION WITH HIGHWAY AUTHORITY**

PROPOSAL: Conversion of red brick barn to a single dwelling at

LOCATION: Grafton House, Lullington Road, Coton-In-The-Elms,
Swadlincote, DE12 8EW

Derbyshire County Council, the Highway Authority acting in its role as Statutory Consultee has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Highways Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure) (England) Order, 2015 has no objections to the application subject to conditions being imposed should approval be granted.

Based on the analysis of the information submitted it is evident that the proposed dwelling is to be served by the previously approved access arrangements. The Local Highway Authority therefore concludes that the same conditions should be imposed on this application as were imposed on the previously approved application.

Conditions

1. The development hereby approved shall not be brought into use until visibility splays are provided from a point 0.6m above carriageway level at the centre of the access to the application site and 2.4 metres back from the near side edge

of the adjoining carriageway (measured perpendicularly) for a distance of 107.27 in the north west direction and 85.42m in the south east direction measured along the nearside edge of the adjoining carriageway and offset a distance of 0.6 metres from the edge of the carriageway. These splays shall thereafter be permanently kept free of all obstructions to visibility over 0.6m in height above carriageway level.

Reason: In the interests of highway safety.

2. The vehicular access hereby permitted shall not be brought into use until the existing vehicular access to the site have been permanently closed in accordance with details to be submitted to and agreed in writing beforehand by the Local Planning Authority.

Reason: In the interests of highway safety.

3. The Development hereby approved shall not be occupied until any proposed access gates have been set back 5 metres from the adjoining carriageway edge and made to open inwards only.

Reason: In the interests of highway safety.

4. The development hereby permitted shall not be occupied until such time as the access drive 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).

Informatives

- A. Planning permission does not give you approval to work on the public highway. To carry out 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.

Yours Sincerely

Paul Bigg
Highways Development Control