CONTROLLED

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Ask for Gemma Statham
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Our ref 82002145/50681
Your ref AVA/2020/0551
Date 04 August 2020

Dear Mrs Brooks

Proposed Alterations and Extensions to Existing Buildings to Form 4 Dwellings and 2 Flats at 2 Field Street and 85 Mill Lane, Codnor

I refer to the above mentioned planning application and comment as follows.

The principle of the proposal is acceptable to the Highway Authority, however, the proposal is for six residential units but parking has only been provided for five. The Design and Access statement states that two parking spaces are to be provided per unit, although this has not been demonstrated on the plans. Given the space available within the site curtilage I am happy for the parking to be conditioned that a parking scheme can be submitted prior to the dwellings being occupied.

1. Before any other operations are commenced new vehicular and pedestrian accesses shall be created to Field Street and Mill Lane in accordance with the application drawings, laid out, constructed and maintained in perpetuity free from any impediment to its designated use.
2. Prior to any other works commencing, the entire site frontage shall be cleared, and maintained thereafter clear, of any obstruction exceeding 1m in height (600mm for vegetation) relative to the road level for a distance of 2m into the site from the highway boundary in order to maximise the visibility available to drivers emerging onto the highway.
3. Before any other operations are commenced (excluding creation of the new access, the subject of condition 1 above), the redundant parts of the existing vehicular accesses to Field Street and Mill Lane shall be permanently closed with a physical barrier and the existing vehicle crossover reinstated as footway in a manner to be agreed in writing with the Local Planning Authority in consultation with the County Highway Authority.
4. The premises, the subject of the application, shall not be occupied until space has been provided within the site curtilage for the parking of 2 spaces per dwelling unit, located, designed, laid out and constructed all as agreed in writing with the Local Planning Authority and maintained throughout the life of the development free from any impediment to its designated use.

The following notes should also be attached to any consent granted.

1. Pursuant to Section 184 of the Highways Act 1980 and Section 86(4) of the New Roads and Streetworks Act 1991 prior notification shall be given to the Department of Economy,

Transport & Environment at County Hall, Matlock regarding access works within the highway. Information, and relevant application forms, regarding the undertaking of access works within highway limits is available via the County Council's website http://www.derbyshire.gov.uk/transport_roads/roads_traffic/development_control/vehicular_access/default.asp, e-mail highways.hub@derbyshire.gov.uk or telephone Call Derbyshire on 01629 533190.

2. The Highway Authority recommends that the first 5m of the proposed access driveway should not be surfaced with a loose material (i.e. unbound chippings or gravel etc). In the event that loose material is transferred to the highway and is regarded as a hazard or nuisance to highway users, the Authority reserves the right to take any necessary action against the householder.
3. Pursuant to Section 163 of the Highways Act 1980, where the site curtilage slopes down towards the public highway, measures shall be taken to ensure that surface water run-off from within the site is not permitted to discharge across the footway margin. This usually takes the form of a dish channel or gulley laid across the access immediately behind the back edge of the highway, discharging to a drain or soakaway within the site.
4. Pursuant to Sections 149 and 151 of the Highways Act 1980, steps shall be taken 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 applicant'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.
5. Pursuant to Section 127 of the Highways Act 1980, no work may commence within the limits of the public highway to close any redundant accesses and to reinstate the footway without the formal written Agreement of the County Council as Highway Authority. It must be ensured that public transport services in the vicinity of the site are not adversely affected by the development works. Advice regarding the technical, legal, administrative and financial processes involved in Section 127 Agreements may be obtained by contacting this Authority via email – highways.hub@derbyshire.gov.uk. The applicant is advised to allow approximately 12 weeks in any programme of works to obtain a Section 127 Agreement.

Yours sincerely

[redacted]

Highway Development Control