CONTROLLED

Tim Gregory
Director
Economy, Transport and Environment
County Hall
Matlock
Derbyshire DE4 3AG

Sarah Brooks
Planning Manager
Amber Valley Borough Council
PO Box 15, Town Hall
Market Place
RIPLEY DE5 3XE

Telephone 01629 538519
Ask for Gemma Statham
Email Gemma.Statham@derbyshire.gov.uk
Our ref 82007420/33104
Your ref AVA/2020/1149
Date 15 December 2020

Dear Mrs Brooks

Proposed Dwelling on Land Adjacent to 97 Belper Road, Bargate, Belper

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

The Highway Authority has previously commented on a similar application for a dwelling on this land under application AVA/2016/0805 to which no highway objections were raised subject to conditions. The principle of a dwelling in this location remains acceptable and the following condition being included on any consent granted.

1.The premises, the subject of the application, shall not be occupied until space has been provided within the site curtilage for the parking and manoeuvring of vehicles, 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.

In addition, the following notes shall be included for the benefit of the applicant.

i.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.

ii.Car parking provision should be made on the basis of two spaces per two/three bedroom property or three spaces per four/four plus bedroom property. Each parking bay should measure 2.5m x 5.5m (larger in the case of spaces for use by disabled drivers) although the length should be increased where it is front of a garage with adequate space behind each space for manoeuvring. Garages should be of adequate internal dimensions.

Yours sincerely

[redacted]

Highway Development Control