Response provided under the delegated authority of the Executive Director for Place

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

Highway Officer: Gemma Statham
Our ref: AVBC/2025/013026
Your ref: PDR/2025/0034
Date: 16 July 2025

Dear Laura Anthony

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

PROPOSAL: Application to determine if prior approval is required for a proposed conversion of existing building to create a 4 bedroom dwelling

LOCATION: Bents Hill Farm 36 Hindersitch Lane Whatstandwell Matlock Derbyshire DE4 5EJ

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.

The Highway Authority has considered the above mentioned application and comments as follows.

The application details do not show an access to the public highway, I have assumed the proposal will use the existing access point onto Hinderstitch Lane. If this is not the case I will need to review my comments.

The proposal is unlikely to result in any significant increase in use of the access and therefore there are no highway objections to the proposal.

If you require any further information please contact me.

Yours sincerely,

Gemma Statham
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
11 July 2025	**Gemma Statham**		**16 July 2025**