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Miss Megan Askham
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Our Ref : ALFIAC-PDR/2025/0046
Your Ref : 20491
Date : 15 October 2025
Ask For : Alfia Cox

Email : alfia.cox@ambervalley.gov.uk

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 3, Class Q

Dear Miss Askham

Proposal	**Application to determine if prior approval is required for a proposed change of use of an agricultural building to a dwellinghouses**
Location	**Highlander Farm Wheatcroft Lane Wheatcroft**
Applicant	**Mr Charles Williamson**
Agent	**Miss Megan Askham Planning & Design Practice 3 Woburn House Vernon Gate**

I write in response to your application to determine if Prior Approval is required for the proposed change of use of agricultural building to dwelling house. The proposal has now been assessed against the criteria of Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015.

I can confirm that the Prior Approval of the Local Planning Authority is granted subject to the following planning conditions:

1 The development shall be completed within three years of the date of this decision.

Reason: To comply with the requirements of Q.2(3) Class Q, Part 3 Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended on 21st May 2024

2 The development hereby permitted shall be carried out in accordance with the details and specifications shown on the following drawings:
Site Plan as Proposed - Dwg. No. 5045 - 003, dated May 2025
Elevations as Proposed - Dwg. No. 5045-006A, dated 30/07/2025
Floor Plan as Proposed - Dwg. No. 5045 - 007, Rev. A dated 30/07/2025

Reason: To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application in accordance with saved Policy LS3 of the Adopted Amber Valley Borough Local Plan 2006.

3 The development hereby approved shall not be brought into use until the tree within the highway verge, located immediately to the south of the access point to Wheatcroft Lane has been removed and the highway verge reinstated.

Reason: In the interest of highway safety, in accordance with saved policy TP1 of the Adopted Amber Valley Borough Local Plan 2006 and paragraph 115 of the NPPF.

4. The development hereby approved shall not be brought into use until the parking and turning facilities have been provided as shown on drawing titled 'Site Plan as Proposed' - Dwg. No. 5045 - 003, dated May 2025.

Reason: In the interest of highway safety, in accordance with saved policy TP1 of the Adopted Amber Valley Borough Local Plan 2006 and paragraph 115 of the NPPF.

5 No part of the development hereby approved shall be brought into use until the driveway is surfaced in a bound material, along the full width of the driveway for a minimum length of 5m within the site measured from the highway boundary, in accordance with details to be first submitted and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The area of driveway shall be maintained in the bound material for the life of the development.

Reason: In the interest of highway safety, in accordance with saved policy TP1 of the Adopted Amber Valley Borough Local Plan 2006 and paragraph 115 of the NPPF.

6 No part of the development hereby approved shall be brought into use until the access driveway is constructed with provision to prevent the unregulated discharge of surface water to the public highway in accordance with details to be first submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.

Reason: To ensure that surface water from the site is not deposited on the public highway causing danger to road users, in the interest of highway safety, in accordance with saved policy TP1 of the Adopted Amber Valley Borough Local Plan 2006 and paragraph 115 of the NPPF.

7 No part of the development hereby approved shall be brought into use until a hard surfaced verge crossing to serve the driveway from Wheatcroft Lane is available for use and has been constructed in accordance with the Highway Authority's specification to the satisfaction of the Local Planning Authority.

Reason: In the interest of highway safety, in accordance with saved policy TP1 of the Adopted Amber Valley Borough Local Plan 2006 and paragraph 115 of the NPPF.

8 Prior to the first occupation of the development hereby approved, a hard-paved bin collection point shall be provided, adjacent to and clear of the public highway and clear of the site access. The bin collection point shall be retained free from impediment to its designated use for the lifetime of the development.

Reason: To ensure safe and suitable conditions are maintained on the public highway, in the interests of highway safety, and to ensure appropriate waste/refuse facilities are provided for the occupiers of the development, in the interest of highway safety, in accordance with saved policy TP1 of the Adopted Amber Valley Borough Local Plan 2006 and paragraph 115 of the NPPF.

9 The facing and roofing materials to be used in the development hereby permitted shall match those as specified in the drawing titled 'Elevations as Proposed' - Dwg. No. 5045-006A, dated 30/07/2025.

Reason: To ensure the satisfactory appearance of the completed development in accordance with saved policy LS3 of the Adopted Amber Valley Borough Local Plan 2006.

Notes

Attention is drawn to the attached notes :

1 The applicant should note the following advice from the DCC Local Highway Authority:
The Local Highway Authority has no objection to the above subject to the applicant obtaining a section 184 license. The construction of a new access will require the extension of a verge and/or footway crossing from the carriageway under the Highways Act 1980 - Section 184 and the Applicant is required to obtain the permission of Derbyshire Highways details can be found at www.derbyshire.gov.uk/transport-roads/roads-traffic/licences-enforcements/vehicular-access/vehicle-accesses-crossovers-and-dropped-kerbs.aspx or email highways.hub@derbyshire.gov.uk before commencing any works on the highway.
The development hereby approved includes the carrying out of work on the adopted highway. You are advised that before undertaking work on the adopted highway you must enter into a highway agreement under Section 278 of the Highways Act 1980 with the County Council, which would specify the works and the terms and conditions under which they are to be carried out.
Contact the Highway Authority's Implementation team at development.implementation@derbyshire.gov.uk allowing sufficient time for the preparation and signing of the Agreement. You will be required to pay fees to cover the Councils costs in undertaking the following actions:
Drafting the Agreement
A Monitoring Fee
Approving the highway details

Inspecting the highway works
Planning permission is not permission to work in the highway. A Highway Agreement under Section 278 of the Highways Act 1980 must be completed, the bond secured, and the Highway Authority's technical approval and inspection fees paid before any drawings will be considered and approved.

Yours faithfully



S Gladwin
Chief Executive