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: Robert Smith
Our ref: AVBC/2025/014260
Your ref: AVA/2025/0706
Date: 21 October 2025

Dear Laura Anthony

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

PROPOSAL: Conversion and change of use of agricultural barns to form two dwellings

LOCATION: Yew Tree Farm, Gunhills Lane, Windley, Belper, Derbyshire DE56 2LR

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 objection subject to conditions being imposed should approval be granted.

The application proposes the conversion and change of use of agricultural barns to form two dwellings. The barns are currently within the same ownership as the steel portal framed barns to the north which have recently been granted consent for the change of use to dwellings, under planning permission references PDR/2025/0025 and PDR/2025/0026.

The site is located off Gunhills Lane, a classified road subject to the National speed limit. However, given the nature of Gunhills Lane, having a relatively narrow width with informal passing places, approach traffic speeds are relatively low, as noted

during a recent site visit. Accordingly, site access visibility is considered acceptable within existing highway limits.

Regarding the site access, the applicant is proposing a 4.2m width access for approximately 45m into the site. This is considered acceptable, in accordance with the highway authority's Planning, Streets, and Places (PSP) guidance, allowing two vehicles to enter and leave the site simultaneously. The access road is also noted as being surfaced in a new porous material to prevent the unregulated discharge of surface water onto the public highway.

Adequate parking provision and manoeuvring space has been demonstrated within the site for both dwellings, in line with the highway authority's Parking Guidance for New Developments (PGND), enabling vehicles to enter, turn within, and leave the site in forward gear. There is also sufficient space within the site to enable small delivery vehicles to manoeuvre.

The applicant will need to consult with the relevant refuse collection department to ascertain details of what will be acceptable to them in terms of number and location of bins. Bin storage should not obstruct the private drive access, parking or turning provision. Additionally, a bin collection point should be provided, clear of the public highway, for use on refuse collection days.

Conclusion

Based on the analysis of the information submitted and a review of Local and National policy the Highway Authority concludes that there would not be an unacceptable impact on highway safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.

Conditions

The development hereby approved shall not be occupied until the access, parking and turning facilities have been provided as shown on drawing number 1.2.2439_005.

Reason: To ensure conformity with submitted details.

No part of the development hereby permitted shall be occupied 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 to and approved in writing by the Local Planning Authority. This area of driveway shall be maintained in the bound material for the life of the development.

Reason: In the interest of highway safety.

No part of the development hereby permitted shall be brought into use until a hard surfaced verge crossing to serve the driveway from Gunhills 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.

No part of the development hereby approved shall be occupied until sheltered, secure and accessible bicycle parking has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority. The storage area shall be maintained for this purpose thereafter.

Reason: To promote sustainable travel and healthy communities.

No part of the development hereby permitted shall be brought into use until the access 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. 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.

Prior to the first occupation of each dwelling hereby permitted, a paved bin collection point shall be provided in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority, adjacent to and clear of the public highway, accesses, parking and turning provision. The bin collection point shall be maintained free from impediment to designated use for the life 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.

Informatives

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.

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.

Yours sincerely,

Robert Smith
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
6 October 2025	**Robert Smith**	**SD**	**21 October 2025**