S Gladwin
Chief Executive
Development Management

Town Hall
Ripley
Derbyshire DE5 3BT
Tel: 01773 570222
Email: enquiry@ambervalley.gov.uk
Web: www.ambervalley.gov.uk

Michael Bamford
Planning Design Practice Ltd
3 Woburn House
Derby
DE1 1UL
United Kingdom

Our Ref: LSP-PDR/2026/0002
Your Ref: H3134
Date: 10 February 2026
Ask For : Laura Anthony
Direct Dial : 01773 841506
Email : laura.anthony@ambervalley.gov.uk

Dear Mr Bamford

Proposal	**Application to determine if prior approval is required for a proposed agricultural building to support an existing agricultural enterprise**
Location	**Land Off Monument Lane Monument Lane Codnor Park**
Applicant	**Mr Dylan Roffey**
Agent	**Michael Bamford Planning Design Practice Ltd 3 Woburn House Derby**

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2 Part 6 Class (a)

I write in response to the above application to determine if the Prior Approval of the Local Planning Authority is required for a proposed agricultural storage facility.

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

1. The hereby approved development shall be carried out within a period of five-years from this date.

Reason: To comply with the requirements to Schedule 2, Part 6 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015) (as amended).

2. The development shall be carried out in accordance with the submitted documents and the proposed layout and elevation drawings (dated 14th January 2026).

Reason: In order to define the permission.

Notes:

This decision is based on the submitted site area of 5 hectares as per the additional drawing received 27.01.2026. Should the site area be below 5 hectares a formal planning application will be required.

Yours faithfully

S Gladwin
Chief Executive