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/2026/015738/R1
Your ref: AVA/2026/0017
Date: 11 February 2026

Dear Laura Anthony

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

PROPOSAL: Change of use of garage to dog grooming salon

LOCATION: 52 Crosshill Codnor Ripley Derbyshire DE5 9SQ

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 have considered the amended details for parking to the proposal to be from the classified Crosshill carriageway.

Crosshill in this location forms part of the A6007 a well trafficked classified road subject to a 30mph speed limit.

The authority maintains that suitable access, parking and turning as stated in my previous response dated 26 January 2026 needs to be provided within the site curtilage.

The proposal of providing parking on the classified highway raises concerns on highway and pedestrian safety grounds given that on-street parking would be obstructive, would obstruct visibility to/from accesses, and would not provide

appropriate turning facilities potentially leading to u-turn movements on the classified road.

If the applicant does not come forward with proposals, the highway authority will either recommend conditions to request them or, if the measures are not feasible, would consider a recommendation for refusal of planning permission.

As submitted, the highway authority is concerned that the proposal will result in the increase in use of the site where suitable access and parking has not been demonstrated, contrary to para 115 b) of the National Planning Policy Framework (NPPF).

The highway authority therefore recommends that this planning application should not be determined until the applicant has submitted amended details which satisfactorily address the above issues. The highway authority will comment again following receipt of further information.

Yours sincerely,

Gemma Statham
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
2 February 2026	**Gemma Statham**		**11 February 2026**