DERBYSHIRE County Council

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: Amelia Williams
Our ref: AVBC/2026/015780
Your ref: AVA/2026/0002
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 to existing lawned area to an all-weather lawned tennis court with chain link fencing

LOCATION: Marehay Hall Farm Street Lane Denby Ripley Derbyshire DE5 8NF

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.**

Background

This planning application seeks permission to change an existing lawned area into an all-weather tennis court with chain link fencing at Marehay Hall Farm, Street Lane, Denby.

Assessment

The Design and Access Statement (DAS) refers to the scheme as “fostering a sense of community and social cohesion”, incorporating “features that promote interaction and contribute to a vibrant social environment”, including “provision of communal spaces and amenities that encourage social engagement among residents and visitors”, contributing to the “social fabric of the area, fostering a sense of place and community identity”, and promoting “a vibrant and inclusive environment”. This

suggests that the tennis court may be used by the wider public. The DAS does not confirm that the proposed tennis court would be used solely by the applicant.

If the court were used by non-residents or visitors unconnected to the host dwelling, this would increase vehicle movements at the site access.

The existing site access onto Street Lane cannot accommodate any increase in traffic. Visibility for drivers leaving the site is restricted. A bus stop is located close to the access, which further reduces visibility. The access is too narrow to allow two-way vehicle flow and additional traffic flows would likely give rise to reversing manoeuvres onto Street Lane.

Any increase in traffic movements at the site access would therefore lead to an unacceptable impact on highway safety.

The tennis court should not therefore be used for any purpose other than as ancillary to the host dwelling. Its use must be limited to the owners of the property and their guests only. It must not be used for events, competitions or hire.

Public Footpath

A public footpath (AV23/46/2) runs along the access to Marehay Hall Farm.

Provided that the proposed development is ancillary to the host dwelling, the scheme would have no material impact on the footpath when operational. Safe use of the footpath should be ensured by the applicant during the construction stage.

Comments have been provided by the County Council's Rights of Way (RoW) team. Those observations are recommended as informatives to be attached to the decision notice.

Conclusion

The highway authority would have no objection to this planning application subject to the following recommended planning condition and informatives being attached to the decision notice if planning permission is granted:

1. The development hereby permitted shall be ancillary to the host dwelling and shall not be used for events, competitions, or hire.
   Reason: To ensure the use remains incidental to the host property in the interest of highway safety.

   <u>Notes to Applicant</u>

- The footpath must remain open, unobstructed and on its legal alignment.
- There should be no disturbance to the path surface without prior authorisation from the County Council's Rights of Way section.
- Consideration should be given to the safety of members of the public using the path during and after the works. A temporary closure of the path may be permitted on application to the County Council where the path remains unaffected on completion of the development.
- There should be no encroachment of the path, and no fencing should be installed without consulting the County Council's Rights of Way section.

Yours sincerely,

Amelia Williams
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
20 January 2026	**Amelia Williams**	**SD**	**11 February 2026**