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: Robert Smith
Our ref: AVBC/2026/016177
Your ref: PDR/2026/0007
Date: 4 March 2026

Dear Laura Anthony,

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

PROPOSAL: Application to determine if prior approval is required for Sub-division of existing bank to create 6 residential flats.

LOCATION: National Westminster Bank Ltd 1 Chesterfield Road Alfreton Derbyshire DE55 7DT

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.

Background

This planning application proposes the sub-division of an existing bank building to create 6 residential flats, comprising 5 no. 1-bedroomed flats and 1 no. 2-bedroomed flat.

Car Parking

No vehicular parking is proposed. However, the site is in a town centre location, with nearby public parking, public transport links, local amenities and facilities within

reasonable walking and cycling distances, and existing on-street parking restrictions in place in the vicinity of the site. It is therefore considered that a lack of parking would not give rise to an unacceptable impact on highway safety.

Cycle Parking

In line with paragraph 4.7.1 of the local highway authority's (LHA's) Parking Guidance for New Developments (PGND), sheltered, secure, and accessible cycle parking should be provided, ideally at or near the front door of the property, at a rate of 1 cycle parking space per bedroom.

Refuse Access

The applicant will need to consult with the relevant refuse collection department to ascertain what will be acceptable to them in terms of access, numbers and location of bins.

Conclusion

Based on the analysis of the information submitted and a review of Local and National policy the LHA considers that the impact of the development on highway safety would not be unacceptable and the impact on the road network would not be severe.

The LHA therefore has no objection to this planning application subject to the following recommended planning conditions being attached to the decision notice if planning permission is granted.

Conditions

The development hereby permitted shall not commence until details of secure, covered cycle parking, provided at a rate of 1 cycle parking space per bedroom, have been first submitted to and agreed in writing by the Local Planning Authority. The cycle parking facilities shall be implemented as approved and shall be maintained for the life of the development.

Reason: To promote travel by sustainable modes in accordance with the National Planning Policy Framework (2024).

Yours sincerely,

Robert Smith
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued

19 February 2026	**Robert Smith**	**SD**	**4 March 2026**