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/2026/016278
Your ref: AVA/2026/0108
Date: 16 March 2026

Dear Alex Shaw,

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

PROPOSAL: Use of existing outbuilding as ancillary annexe to Pritchel House

LOCATION: Pritchel House Ashbourne Road Cowerslane Belper Derbyshire DE56 2LF

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 planning application proposes the use of an existing outbuilding as an ancillary annexe to the main dwelling, Pritchel House.

Based on the information submitted there is no highway objection to the application subject to the following planning condition being attached to the decision notice if planning permission is granted.

Conditions

The development hereby permitted shall be occupied solely in connection with, and ancillary to, the host dwelling (Pritchel House, Ashbourne Road, Cowers Lane,

Belper), and shall not be sold off, sub-let, or used as a separate dwelling, holiday let, or other business premises.

Reason: In the interests of highway safety.

Yours sincerely,

Robert Smith
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
25 February 2026	**Robert Smith**	**SD**	**16 March 2026**