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: Gemma Statham
Our ref: AVBC/2026/015960/R1
Your ref: AVA/2026/0052
Date: 17 March 2026

Dear Katja Graham

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 a dog grooming salon

LOCATION: 10 Bridge View Milford Belper Derbyshire DE56 0RG

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 proposes the change of use of an existing domestic garage to form a dog grooming salon to be operated by the applicant. Parking to the site is currently taken from Bridge View.

Assessment

An additional space would normally be required to mitigate the impact of the scheme. From the submitted plan it is considered there is insufficient space within the site curtilage to accommodate an additional space in line with current guidance. However, in this particular instance, given the nature of the proposal, its small-scale and existing on-street parking opportunities in the vicinity, this is not considered ground for recommending refusal on highway grounds.

In addition to the above, it is also requested that the permission be personal to the applicant, with cessation on change of owner.

Conclusion

Based on the analysis of the information submitted and a review of Local and National policy the Local Highway Authority's advice is that, in its view, the impacts of the development on highway safety would not be unacceptable, and the impacts on the road network would not be severe.

Conditions

1. The development hereby permitted shall not brought into use until the access and parking facilities have been provided as shown on the application drawings.
   Reason: To ensure conformity with submitted details.

2. The occupation of the development hereby permitted shall be carried out only by [*add name*].
   Reason: To allow the local planning authority to control the future use of the premises in the interest of highway safety.

3. When the development ceases to be occupied by those named in condition [*number*] above the use hereby permitted shall cease and the site shall be restored to its condition before the development took place.
   Reason: To allow the local planning authority to control the future use of the premises in the interest of highway safety.

4. A minimum 15-minute gap shall be provided between appointments.
   Reason: In the interest of highway safety.

Informatives

Planning permission does not convey consent to work on or adjacent to the public highway.

The deposit of mud or other items, and/or the discharge of water, onto the public highway are offences under Sections 149 and 151, Highways Act 1980. The applicant, any contractors, and the owner/occupier of the land must therefore ensure that nothing is deposited on the highway, nor that any soil or refuse etc is washed onto the highway, from the site. Failure to prevent this may force the highway authority to take both practical and legal action (which may include prosecution) against the applicant/contractors/owner or occupier of the land.

Yours sincerely,

Gemma Statham
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
19 February 2026	**Gemma Statham**		**17 March 2026**