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/2026/016471
Your ref: AVA/2026/0152
Date: 23 March 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 from office to cafe, replacement roof (flat to pitched), render to front, roller shutters, railings and screening

LOCATION: Atlas Building Civil & Eng Ltd, 55A, Mansfield Road, Alfreton DE55 7JJ

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 change of use from an office to cafe.

The site has been the subject of a previous planning application (AVA/2024/0382) for the change of use from an office to two, one-bedroom apartments. The Local Highway Authority (LHA) raised no objection to that application, for which planning permission was granted in December 2024.

Proposed Development

The café will have 21 covers, and 3 full-time equivalent employees are proposed. The proposed development will therefore be more trip-intensive than the extant use (office) and the residential permission (particularly during the daytime).

Sustainable Travel

The site is located on the northern side of Mansfield Road (B6019) with no off-street parking. The site is a short distance from similar establishments and is located circa 650m from the town centre to the west and 750m from the railway station to the east. The site is located centrally to residential estates and is circa 500m from an industrial estate to the north. The site is therefore considered to be sustainably located, being within a reasonable walking and cycling distance for potential clients.

Car Parking

Traffic Regulation Orders (TRO's) provide for limited waiting (40 minutes, with no return within 2 hours) between 8am and 6pm (Mon-Sat) on the northern side of Mansfield Road immediately outside the application site. To the southern side of Mansfield Road, a TRO preventing waiting between 8am and 6pm (Mon-Sat) is in place.

At any time waiting restrictions are in place along Meadow Lane, a residential street off Mansfield Road to the north-east of the site.

Ellesmere Avenue, a residential side road off Mansfield Road opposite the site, has no waiting restrictions beyond the bell mouth of its junction with Mansfield Road.

Given the existing waiting restrictions and parking demands on Mansfield Road, and the waiting restrictions on Meadow Lane, the proposed development may therefore give rise to an increase in parking on Ellesmere Avenue on weekdays. However, it is not considered that this would result in an unacceptable impact on highway safety.

The applicant proposes to open the café on Sundays when the TRO's on Mansfield Road do not apply. There is therefore the potential for excess parking demand on Sundays which, if vehicles park on the southern side of Mansfield Road, could give rise to obstruction of, and interference to, the free flow of traffic along the classified road, and obstruction of visibility along Mansfield Road from Ellesmere Avenue. Such impacts would be detrimental to highway safety.

Accordingly, it is recommended that the café should not open on Sundays in the interest of highway safety.

Conclusion

Having regard to the above, the LHA would have no objection to this planning application subject to the following recommended planning condition being attached to the decision notice if planning permission is granted.

Condition

The opening hours of the development hereby permitted shall be restricted to 08:00 to 15:00 Monday to Saturday, with no opening on Sundays.

Reason: In the interest of highway safety.

Yours sincerely,

Robert Smith
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
10 March 2026	**Robert Smith**		**23 March 2026**