S Gladwin
Chief Executive
Development Management

Town Hall
Ripley
Derbyshire DE5 3BT
Tel: 01773 570222
Email: enquiry@ambervalley.gov.uk
Web: www.ambervalley.gov.uk

Mr George Henshaw
Wakebridge Estates Ltd
46 Bridge Street
Belper
Derbyshire
DE56 1AX

Our Ref : LSP-PDR/2026/0012
Your Ref :
Date : 26 March 2026
Ask For : Laura Anthony
Direct Dial : 01773 841506
Email : laura.anthony@ambervalley.gov.uk

Dear Mr Henshaw

Proposal	**Application to determine if prior approval is required for the formation of an access track for agricultural purposes**
Location	**Shottle Gate Farm 40 Ashbourne Road Shottle Gate**
Applicant	**Mr T Ottewell**
Agent	**Mr George Henshaw Wakebridge Estates Ltd 46 Bridge Street Belper**

TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, AS AMENDED

In pursuance of the powers vested in the Amber Valley Borough Council under the above Act and Orders and taking into account Government policy and the saved policies of the Adopted Amber Valley Borough Local Plan 2006, and with reference to your application (**Office Code*:* PDR/2026/0012**) which was valid on the 18th March 2026 for permission for **Application to determine if prior approval is required for the formation of an access track for agricultural purposes**

In the manner described in the application and shown on the accompanying plan(s) and drawing(s) **NOTICE IS HEREBY GIVEN** that permission for the proposed development is **REFUSED on the following grounds:**

Conditions/Reasons

1. The proposal fails to meet the requirements of Class A, Condition h) of – Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as the access track is within 25 metres of a classified road.

Lambhouse Lane is a 'C' classified road and as such the access made from this point would not meet the above condition for permitted development.

Full planning permission is therefore required.

Yours faithfully,



S Gladwin
Chief Executive