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: Steve Dudhill
Our ref: AVBC/2026/016731
Your ref: AVA/2026/0182
Date: 15 April 2026

Dear Ms Anthony,

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

PROPOSAL: Change of use of first floor offices to a tanning salon

LOCATION: T/A TOTAL HIRE & SALES 1 - 3 High Street Somercotes Alfreton Derbyshire DE55 4HD

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, recommends that the application is deferred pending additional information.

Proposed Development

This application seeks permission for the change of use of first floor offices at 3 High Street, Somercotes, to form a tanning salon with 4 tanning booths.

The planning application form states that the site currently has no car parking provision and that none will be provided for the proposed use. The offices have a floor area of some 56 sq m. The application form states that there will be 2 full-time employees, as existing. The studio would open seven days a week, between 9am and 8pm on weekdays, 9am and 4pm on Saturdays, and 10am and 4pm on Sundays.

Existing Conditions

The site has frontages to both the classified B6071 High Street and Sleetmoor Lane. The planning application “red line” site boundary encloses the whole of the site,

including a parking/servicing area to the south-east of the buildings, which has gated accesses to both High Street and Sleetmoor Lane. The Design and Access Statement (DAS) confirms that the car park has space for 10 cars. No information is provided on existing car parking demand.

Pedestrian access to the proposed salon would be taken from the Sleetmoor Lane frontage

It is assumed that the existing use of the ground floor space will continue, which the DAS cites as being a civil engineering and contracting business and, formerly, a plant hire company.

Car Parking

The proposed salon is likely to increase car parking demand. In the worst case, if all clients arrived by car, the potential increase in car parking demand compared to the existing use could be up to 4 vehicles.

If no car parking is provided on-site, salon clients would have to park in on-street locations.

Both sides of Sleetmoor Lane, for a length of circa 50m from its junction with High Street, have “At Any Time” waiting restrictions. Beyond the “At Any Time” restrictions, on-street parking is available on both sides of Sleetmoor Lane and will serve existing residential properties, the majority of which have no off-street parking.

Both sides of High Street, to the north of Sleetmoor Lane as far as the B600/High Street junction, are subject to waiting restrictions between 8am and 6pm Monday to Saturday.

Leabrooks Road has a signalised pedestrian crossing, the “zig-zag” markings for which prevent on-street parking for a length of circa 40m to the south of Sleetmoor Lane. Along Leabrooks Road to the south of the restrictions associated with the pedestrian crossing, the same waiting restrictions apply as those on High Street summarised above.

Mansfield Street, to the west of High Street, is a private road with signage prohibiting parking, save presumably for the frontage occupiers.

Having regard to the above, the availability of on-street parking in the immediate vicinity of the site is limited save for on Sleetmoor Lane, during the day on weekdays when some residents are away, and on High Street on weekday and Saturday evenings and Sundays when the waiting restrictions are not in force.

Salon client parking along the residential section of Sleetmoor Road, during the day on weekdays, is unlikely to be problematic but residents’ parking demands during the evenings and at weekends would limit such opportunities, pushing salon client parking demand towards the High Street site frontage.

Visibility from Sleetmoor Road onto High Street is limited, as indicated by the “Stop” line and signs at the junction. On-street parking along the High Street frontage would further obstruct visibility along High Street to the north of Sleetmoor Lane, giving rise

to the risk of adverse impacts on highway safety at the B6071 High Street/Sleetmoor Lane junction.

Having regard to the above, the highway authority recommends that the applicant should consider the following options to seek to prevent such impacts arising from the proposed change of use:

1. Provide up to 4 car parking spaces within the application site, allocated for use by salon clients during the proposed salon opening times; or,

2. Restrict salon opening times to between 9am to 6pm on weekdays and 9am to 4pm on Saturdays with no opening on Sundays.

The above options would require an amendment to the planning application form and the former would require provision of a site layout plan to show the locations of the parking spaces to be allocated to salon clients. It would also be necessary for the applicant to show that provision of parking for salon clients would not displace existing parking demands from the site into on-street locations. Information is therefore required in relation to existing parking demands within the site.

Conclusion

Further information is required before the highway authority can finalise its observations on this application.

The highway authority therefore recommends that this application should not be determined until the applicant has submitted further details which satisfactorily address the above issues.

The highway authority will comment again following receipt of further information.

SD; DCC TDM; 15/4/26.