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/2026/016027/R1
Your ref: AVA/2026/0065
Date: 16 April 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 of existing domestic storeage room to tatoo studio

LOCATION: 18 Bank Street Somercotes Alfreton Derbyshire DE55 4JE

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.

Further to the Local Highway Authority's (LHA) initial comments regarding the above application dated the 04/03/26, please find additional comments following receipt of further information provided by the applicant, in the form proposed changes to the driveway plan, provided via email dated 09/03/26.

The additional plan is generally considered acceptable, provided:

- Space for parking of 2 vehicles each space measuring at least 2.4m x 4.8m. It is noted the plan states a depth of 4.1m. This would appear incorrect scaling from previous plans and following a site visit. For the avoidance of doubt a

minimum depth of 4.8m is required, and the LHA is satisfied it can be achieved.

- A reduced pedestrian splay to the north of the parking area. In this instance this is considered acceptable in view of the proposal utilising an existing widened vehicular access.

- A bound material to the driveway and provision of an eco-drain to prevent the unregulated discharge of surface water to the public highway and extended dropped kerbing.

Conclusion

Based on the analysis of the information submitted and a review of Local and National policy the LHA'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

The occupation of the development hereby permitted shall be carried on 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.

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.

A minimum 15-minute gap shall be provided between appointments and a record kept accordingly.

Reason: In the interest of highway safety.

Notwithstanding the submitted drawings, the development hereby permitted shall not be brought into use until the existing access to Brenden Avenue has been modified in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The site access scheme shall include, but not be restricted to, the following:

- Space has been provided for the parking of 2 vehicles each space measuring at least 2.4m x 4.8m.

Reason: In the interest of highway safety.

Informatives

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

The developer must obtain a license under Section 184 of the Highways Act 1980 before commencing any works on the highway.

Details are available at: www.derbyshire.gov.uk/transport-roads/roads-traffic/licences-enforcements/vehicular-access/vehicle-accesses-crossovers-and-dropped-kerbs.aspx or email highways.hub@derbyshire.gov.uk.

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,

Robert Smith
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
9 March 2026	**Robert Smith**	**AN**	**16 April 2026**