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/2026/016843
Your ref: AVA/2026/0205
Date: 22 April 2026

Dear Alex Shaw

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

PROPOSAL: Hardstanding to front with dropped kerb, amendments to principal elevation

LOCATION: 3 Cherry Tree Avenue Leabrooks Alfreton Derbyshire DE55 1LP

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.

Background

The proposal is to extend the existing vehicular access and parking area across the frontage of the site.

The site received approval under application AVA/2025/0714 for a small front extension.

Internal Layout

The application details do not show a detailed parking layout. Details should be provided which demonstrate the proposed parking spaces are available within the site frontage, with dimensions which accord with the requirements of Section 8.6 of the highway authority's Parking Guide for New Developments. Parking should only be provided at 90^0 to the carriageway and not parallel.

From the application details it in not clear if the site frontage has sufficient depth in front of the new extension for parking to be provided at 90^0.

Conclusion

The highway authority therefore recommends that this planning application should not be determined until the applicant has submitted amended details which satisfactorily address the above issues. The highway authority will comment again following receipt of further information.

Yours sincerely,

Gemma Statham
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
2 April 2026	**Gemma Statham**		**22 April 2026**