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/2026/016227/R2
Your ref: AVA/2026/0103
Date: 5 May 2026

Dear Alex Shaw

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

PROPOSAL: Replacement garage

LOCATION: WINDLEY LODGE
236 ASHBOURNE ROAD
TURNDITCH
BELPER
DE56 2LH

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.

Background

This planning application seeks permission for the demolition of the existing garage and the construction of a new double garage at 236 Ashbourne Road, Turnditch.

The highway authority responded to the application 11/3/26 requesting additional information in relation to parking and manoeuvring space and pedestrian splays at the access.

The applicant has submitted an amended layout.

Site Access

The proposal includes details to widen the existing access point.

The amended details now show the access provided with 2m x 2m pedestrian splays and the gates set 5m from the carriageway edge and opening inwards.

Internal Layout

The layout shows that 2 driveway parking spaces are available within the site, with space for vehicles to enter, turn within, and leave the site in forward gear.

Conclusion

The amended details are acceptable to the highway authority, which would have no objection to this planning application subject to the following recommended planning conditions and informatives being attached to the decision notice should planning permission be granted.

Planning Conditions

1. No part of the development hereby permitted shall be brought into use until the site access and driveway/parking/turning areas are provided in accordance with the scheme illustrated on the Plans As Proposed drawing dated 13.03.2026. The driveway/parking/turning areas shall not be used for any purpose other than parking/turning/loading/unloading of vehicles.
   REASON: In the interest of highway safety.
2. No part of the development hereby permitted shall be brought into use until a hard surfaced footway crossing to serve the driveway from Ashbourne Road is available for use and has been constructed in accordance with the highway authority's specification to the satisfaction of the Local Planning Authority.
   REASON: In the interest of highway safety.
3. The 2m x 2m pedestrian splays to be provided on both sides of the site access driveway shall be maintained free of obstruction above a height of 0.6m above adjacent footway level for the life of the development.
   REASON: In the interest of pedestrian safety.
4. No part of the development hereby permitted shall be brought into use until the driveway is surfaced in a bound material, along the full width of the driveway for a minimum length of 5m within the site measured from the highway boundary, in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. This area of driveway shall be maintained in the bound material for the life of the development.
   REASON: In the interest of highway safety.
5. Gates shall be located no closer than 5m from the nearside carriageway edge and shall be hung to open inwards.
   REASON: In the interest of highway safety.

Informatives

Notes to applicant

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

Prior to any works commencing on site, including demolition works, the developer must obtain the highway authority's consent.

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,

Gemma Statham
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
14 April 2026	**Gemma Statham**		**5 May 2026**