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/2026/016640/R1
Your ref: AVA/2026/0168
Date: 12 May 2026

Dear Katja Graham

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

PROPOSAL: Demolition of porch and garage, single storey front and rear extension, 2 storey side extension, and increasing masonry and roof structure by 1002mm and associated works

LOCATION: 123 Broadway Duffield Belper Derbyshire DE56 4BW

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 extensions and alterations to the existing property. The highway authority initially responded on 13/4/26, requesting further details of the parking arrangements.

Site Access

The application site has an existing access point onto Broadway. There are no proposals to alter the existing access.

Internal Layout

A parking plan No. 402 has been submitted which shows sufficient space within the frontage is available for three vehicles to park.

The details do not show any cycle or electric vehicle charging facilities. However, these can be secured by planning condition.

Conclusion

Based on the analysis of the information submitted and a review of Local and National policy the highway authority considers that, subject to the following recommended planning conditions and informative being attached to the decision notice if planning permission is granted, the proposed development would not give rise to an unacceptable impact on highway safety or severe residual impacts on the road network.

Planning Conditions

1. No part of the development hereby permitted shall be brought into use until the driveway/parking/turning areas are provided in accordance with the scheme illustrated on site plan drawing number 402. The driveway/parking/turning areas shall not be used for any purpose other than parking/turning/loading/unloading of vehicles and shall be maintained for the life of the development.

   REASON: In the interest of highway safety.

2. No part of the development hereby permitted shall be brought into use until provision has been made within the application site for secure, covered, cycle parking, secure cycle equipment storage, and electric vehicle charging facilities in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The approved facilities shall not thereafter be used for any other purpose and shall be maintained for the life of the development.

   REASON: In the interest of furthering travel by sustainable modes.

Informatives

Notes to Applicant

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
22 April 2026	Gemma Statham		12 May 2026