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/2026/016196/R2
Your ref: AVA/2026/0087
Date: 19 May 2026

Dear Alex Shaw

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

PROPOSAL: Proposed rear extension, internal and external alterations and demolition of conservatory.

LOCATION: 39 Cherry Tree Avenue Belper Derbyshire DE56 1FR

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 dwelling. The highway authority previously commented on 4/3/26 and 28/4/26.

Amended site layout and floor plan details have been submitted on drawing number 02B.

Site Access

From a site visit it is apparent that the property has an existing access onto Cherry Tree Avenue with a single parking space in front of an existing garage.

There is also an existing vehicular dropped kerb footway crossing on Duncan Close, although a wall runs along the boundary of the property which prevents its use.

The applicant intends to remove the wall to provide an additional parking space to be served by the existing dropped kerb vehicular crossing on Duncan Close.

The amended drawings show the new parking space from Duncan Close with 2m x 2m pedestrian splays. However, these splays have been shown over the footway crossing and are incorrectly detailed. Pedestrian splays should be provided on each side of the driveway within the site, as illustrated at paragraph 4.8.1 of the highway authority's Planning, Streets, and Places (PSP) guidance.

There is sufficient space within the site to accommodate the necessary pedestrian splays and details can be secured by planning condition.

Internal Layout

The highway authority has previously requested details of cycle parking and electric vehicle (EV) charging facilities.

It will also be necessary for the driveway to be provided with a drainage facility to prevent the unregulated discharge of surface water onto the highway.

The above details can be secured by planning condition.

Conclusion

Based on the analysis of the information submitted, and subject to the following recommended planning conditions and informative being attached to the decision notice if planning permission is granted, the highway authority considers that the proposed development would not give rise to an unacceptable impact on highway safety or a severe residual impact on the road network. The highway authority would therefore have no objection to this planning application.

Planning Conditions

1. No part of the development hereby permitted shall be brought into use until the on-site driveway and parking areas are provided in accordance with the scheme illustrated on site plan 02B. The driveway and parking 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. 2m x 2m pedestrian splays shall be provided on both sides of the site access driveway. Such splays shall be free of obstruction above a height of 0.6m above adjacent footway level and shall be maintained for the life of the development.
   REASON: In the interest of pedestrian safety.

3. No part of the development hereby permitted shall be brought into use until the new driveway is surfaced in a bound material in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The driveway shall be maintained in the bound material for the life of the development.
   REASON: In the interest of highway safety.

4. No part of the development hereby permitted shall be brought into use until the access driveway/parking/turning areas are constructed with provision to prevent the unregulated discharge of surface water to the public highway in accordance with details to be first submitted to and approved in writing by the

Local Planning Authority. The provision to prevent the unregulated discharge of surface water to the public highway shall be maintained for the life of the development.
REASON: To ensure that surface water from the site is not deposited on the public highway causing danger to road users.

5. 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 highway safety and furthering travel by sustainable modes.

Informative

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
12 May 2026	Gemma Statham		19 May 2026