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/2026/016815/R2
Your ref: AVA/2026/0163
Date: 11 June 2026

Dear Rebecca Godson,

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

PROPOSAL: Change of use of part of an existing residential property and paddock to operate a dog day care business

LOCATION: 331 Over Lane, Belper DE56 0HJ

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 determination of this planning application should be deferred pending the submission of additional information.

Background

The Local Highway Authority's (LHA) most recent observations on this planning application were issued on 21/5/26. Further information has been provided by the applicant, via email dated 27/5/26.

Site Boundary Clarification

Whilst the applicant has previously noted that they have full control and ownership of the land connecting the residential curtilage and the paddock, a revised site location plan has not been submitted to confirming this. The LHA assumes that the LPA are satisfied that the applicant has the required control/ownership.

Number of Dogs

The applicant has noted that dog drop-off and collection will operate on a pre-booked appointment-only basis and that no more than one customer vehicle will be present on site at any given time, with staggered time slots for both drop-off and collection. Customers will also be instructed not to arrive early and only one customer vehicle will be permitted on site at any one time.

Parking

The applicant has noted that customer parking will be accommodated within the site boundary, with sufficient space available for both the dwelling and the proposed dog day care use.

The applicant has submitted a drawing (Ref: 40722_01_P Rev 0) showing 4 tandem parking spaces to the site of the dwelling. In line with the LHA's design guidance document Parking Guidance for New Developments (PGND) tandem parking spaces for an individual residential dwelling is permitted but is limited to no more than 2 vehicles.

In addition, the proposed parking layout appears different to that approved under planning application AVA/2025/0809.

The applicant should therefore submit a revised proposed parking layout plan that illustrates sufficient parking for both the dwelling and the proposed dog day care business, i.e. 3 spaces with no more than two in tandem and a single space for the business that does not block access to parking for the dwelling.

The above may result in alterations to the approved layout associated with the extant permission at the site, which may require submission of an application to vary that permission.

Staffing

The applicant has confirmed that the business will be operated solely by the applicant and no additional staff. This can be conditioned accordingly.

Conclusion

The LHA recommends that this planning application should not be determined until the applicant has submitted further details which satisfactorily address the above issues.

The LHA will comment again following receipt of further information.

Yours sincerely,

Robert Smith
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued

5 June 2026	**Robert Smith**	**SD**	**11 June 2026**