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: Steve Dudhill
Our ref: AVBC/2026/017553
Your ref: AVA/2026/0339
Date: 15 June 2026

Dear Mr Shaw,

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

PROPOSAL: Proposed erection of outbuilding to create maintenance store/workshop and garage/car port.

LOCATION: BODEN BARN LYNAM ROAD SOUTH WINGFIELD ALFRETON DE55 7LS

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 development of a maintenance store/workshop and garage/car port at Boden Barn, Lynam Road, South Wingfield.

The site has planning permission, not yet implemented, for the development of stables within the wider Boden Barn site under reference AVA/2026/0038. That permission is subject to conditions which require the development to be undertaken in accordance with the approved site layout plan, driveway, parking and turning areas to be approved, no gates at the site access, and the stables to be used only for private/domestic purposes.

The current application proposes development which would not affect the site layout approved under permission reference AVA/2026/0038. Ignoring any parking spaces enclosed within the proposed workshop, the current scheme would add two further

car parking spaces, within the proposed car port arrangement, to those proposed under AVA/2026/0038. This is acceptable provided that the proposed maintenance store/workshop is ancillary to the host dwelling and is not used for any other purpose.

The current site layout shows no details of access to Lynam Road and would therefore appear to rely on the access arrangements approved under permission reference AVA/2026/0038 being implemented. It is necessary to ensure that appropriate details are implemented for the current scheme, which requires the imposition of similar planning conditions to those attached to permission AVA/2026/0038.

Conclusion

Having regard to the above, the highway authority would have no objection to this planning application subject to the following recommended planning conditions being attached to the decision notice if planning permission is granted.

Planning Conditions

1. The development hereby permitted shall be carried out in full accordance with drawing 0426/2588 - 1 Rev B. No changes shall be made unless agreed in writing by the Local Planning Authority.

REASON: In the interest of highway safety.

2. No part of the development hereby permitted shall commence until a scheme showing the site access driveway, parking, and turning areas has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved prior to the development hereby permitted being brought into use and shall be maintained for the life of the development.

REASON: In the interest of highway safety

3. No gates shall be provided at the site access or within 5m of the site access onto Lynam Road/Park Lane.

REASON: In the interest of highway safety.

4. The maintenance store/workshop hereby permitted shall be used for private/domestic purposes only, and no trade or business shall be carried out therefrom.

REASON: To prevent the risk of off-site car parking in the interest of highway safety.

SD; DCC TDM; 15/6/26.