DERBYSHIRE County Council

Response provided under the delegated authority of the Executive Director for Place

Planning Manager
Amber Valley Borough Council
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Highway Officer: Gemma Statham
Our ref: AVBC/2026/017346
Your ref: AVA/2026/0265
Date: 16 June 2026

Dear Alfia Cox

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

PROPOSAL: **Change of use from C3 to C2 for the retention of residential institution (May affect setting of Conservation Area and Listed Building)**

LOCATION: **THE JOVIAL LODGE**
CROMFORD ROAD
CRICH
MATLOCK
DE4 5DJ

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 application seeks permission for the change of use from C3 residential to C2 for the retention of a residential institution at the Jovial Lodge, Cromford Road, Crich.

The applicant states that the building has been used as a residential home since 2019. The building has 7 bedrooms. This application includes no proposals to alter the building, the number of available bedrooms, the site access, or the existing level of car parking provision.

Planning Background

A certificate of lawfulness was applied for the C2 use under application AVA/2025/0080. That was refused by the Local Planning Authority on the basis that the building had not been used continuously as a C2 use for at least 10 years prior to the application.

Planning permission (reference AVA/2020/1229) was granted for a 6-bedroom residential care unit with 6 car parking spaces on land to the south-west of the application site with access onto Jeffries Lane. Planning permission (reference AVA/2026/0207) has since been granted to allow an additional bedroom on that site, resulting in the care unit having 6 car parking spaces for 7 bedrooms.

Car Parking

In its 7/2/21 observations on application AVA/2020/1229, the highway authority acknowledged that the current application site had 4 car parking spaces available for a C2 use accommodating 6 adults. The highway authority considered that to be acceptable.

The current application refers to 7 bedrooms, with up to a maximum of 6 staff members present on site at any one time. 4 car parking spaces remain available within the site curtilage and there is no space to provide any additional parking.

Having regard to the above, it is possible that on-street car parking could take place in association with the proposed C2 use. However, that may have been the case in 2021 when the highway authority issued its comments on application AVA/2020/1229 and it may also apply to the established 7-bedroom C3 use to some degree. The potential level of any additional on-street parking arising from the proposed change of use is therefore likely to be limited.

Jeffries Lane is a non-classified road subject to a 30mph speed limit. Given the alignment of Jeffries Lane, the proximity of its junction with Cromford Road, and the presence of on-street car parking, traffic speeds on the approaches to the site access are significantly lower than the speed limit.

There have been no recorded accidents at the site access or on the highway network close to the site within the most recent 5-year period for which data is available. The site access and the roads near the site therefore operate safely.

The highway authority notes that bus stops are available on Cromford Road close to the site and that the site is close to the centre of Crich and can benefit from pedestrian access within a reasonably local catchment area. Staff can therefore travel by sustainable modes and need not be entirely reliant on use of the private car.

The extent of any on-street parking may be further mitigated by the provision of secure, covered, cycle parking within the site which may encourage staff to cycle to the site. Provision of electric vehicle (EV) charging facilities would also be appropriate. The highway authority therefore recommends a planning condition to secure provision of cycle parking and EV charging facilities.

Subject to the above, the highway authority does not consider that additional on-street parking that may arise from the proposed change of use would give rise to an unacceptable impact on highway safety.

Site Access

Whilst the highway authority acknowledges that the site access falls below normal standards, particularly in relation to the availability of visibility splays, the constraint arising from the limited on-site car parking availability is unlikely to permit a material increase in traffic generation from the proposed C2 use relative to the established use.

Given the lack of an existing accident record, low traffic speeds on Jeffries Road, the relatively sustainable location of the site, and the potential to mitigate traffic generation by the inclusion of cycle parking, the highway authority does not consider that the proposed change of use would give rise to a material impact on highway safety at the site access.

Conclusion

Having regard to the above, the highway authority would have no objection to the proposed change of use subject to the following recommended planning condition being attached to the decision notice if the change of use is permitted.

Planning Condition

1. 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.

Yours sincerely,

Gemma Statham
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
14 May 2026	**Gemma Statham**		**16 June 2026**