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/2026/017093/R1
Your ref: AVA/2026/0242
Date: 30 June 2026

Dear Katja Graham

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

PROPOSAL: Bricking up existing carport opening to facilitate the creation of an enclosed entrance hall and dining area. Demolition of existing coal store to enable the provision of off-street parking, including the installation of a dropped kerb.

LOCATION: 59 TAMWORTH STREET
DUFFIELD
BELPER
DE56 4EZ

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 to convert the existing carport into part of the dwelling and to remove the coal bunker to provide a parking space with a new vehicular access onto Tamworth Street, a non-classified road subject to a 30mph speed limit.

The proposal does not result in any additional bedrooms, the dwelling continuing to have 2 bedrooms.

The highway authority's initial observations were issued on 18/5/26.

The applicant has submitted a revised Design and Access Statement (DAS; posted on the Local Planning Authority's planning application web portal on 15/6/26). The DAS includes a Site Layout Plan (ref Highways) which illustrates the proposed car parking space to the side of the dwelling.

Site Access

The site layout plan shows a 3.6m wide access serving a driveway having a length of 6.5m. The width of the driveway increases to the south of the initial 3.6m width. The driveway has dimensions which are sufficient to accommodate the single parking space required to serve the 2-bedroom dwelling together with circulation space around the vehicle.

There is insufficient width within the site upon which to provide 2m x 2m pedestrian visibility splays. However, given that the existing access has no such splays, that the proposed layout will provide better parking provision, in terms of the size of the parking space, and that the proposal is not for any additional bedrooms or increase in use of the site, it is not considered that an objection could be sustained due to the lack of pedestrian visibility splays in this instance.

Details of the proposed site access and driveway arrangements can be secured by means of planning conditions.

Conclusion

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

Planning Conditions

1. No part of the development hereby permitted shall be brought into use until the site access, driveway, and parking area are provided in accordance with the scheme illustrated on Site Layout Plan ref Highways submitted on 15/6/26. The driveway and parking area shall not be used for any purpose other than parking/turning/loading/unloading of vehicles.
   REASON: In the interest of highway safety.

2. No part of the development hereby permitted shall be brought into use until a hard surfaced footway crossing to serve the driveway from Tamworth Street is available for use and has been constructed in accordance with the highway authority's specification to the satisfaction of the Local Planning Authority.

   REASON: In the interest of highway safety.

3. No part of the development hereby permitted shall be brought into use until the existing vehicular access to the site has been permanently closed and the existing dropped kerb footway crossing has been replaced with full height kerbs and footway constructed in accordance with the highway authority's specification to the satisfaction of the Local Planning Authority.

REASON: In the interests of highway safety.

4. No part of the development hereby permitted shall be brought into use until the 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.

5. No part of the development hereby permitted shall be brought into use until the driveway is 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. Such provision 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.

Informatives

Notes for the Applicant

Planning permission does not convey consent to work on or adjacent to the public highway.

Prior to any works commencing on site, including demolition works, the developer must obtain the highway authority's consent.

The developer must obtain a license under Section 184 of the Highways Act 1980 before commencing any works on the highway.

Details are available at: www.derbyshire.gov.uk/transport-roads/roads-traffic/licences-enforcements/vehicular-access/vehicle-accesses-crossovers-and-dropped-kerbs.aspx or email highways.hub@derbyshire.gov.uk.

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
15 June 2026	**Gemma Statham**	**Steve Dudhill**	**30 June 2026**