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: Stephen Dudhill
Our ref: AVBC/2026/017553/R1
Your ref: AVA/2026/0339
Date: 1 July 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

The highway authority's initial observations on this planning application were issued on 15/6/26.

The applicant has submitted revised details which now illustrate the site access, car parking, and driveway arrangements. Drawing number 0426/2588-1 Rev C refers.

Assessment

The submitted drawing now illustrates site access and on-site vehicle parking and turning details which are satisfactory in relation to this planning application.

The proposed development is therefore acceptable provided that the proposed maintenance store/workshop is ancillary to the host dwelling and is not used for any other purpose.

The applicant should ensure that the site layout arrangements for this scheme do not conflict with those approved under permission reference AVA/2026/0038, or that any conflict is addressed by an application to vary the relevant conditions on that permission.

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 informative 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 number 0426/2588-1 Rev C. No changes shall be made unless agreed in writing by the Local Planning Authority.

REASON: In the interest of highway safety.

2. 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.

3. 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; 1/7/26.