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: Robert Smith
Our ref: AVBC/2026/017325/R1
Your ref: AVA/2026/0283
Date: 8 July 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 existing unit to a small scale indoor childrens' party and activity venue (Class E)**

**LOCATION: Unit 1D, Unicorn Park, Wellington Street, Ripley DE5 3EH**

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Derbyshire County Council, the Local 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 LHA's initial observations on this planning application were issued on 9/6/26. Further information has been submitted by the applicant, including additional and amended plans.

This application seeks permission for the change of use of an existing unit to a small-scale indoor children's party and activity venue (Class E). The Planning Statement (PS) indicates that the intention is to use the unit to hold children's parties and activities. The unit would be pre-booked at weekends and on Bank Holidays between 10am to 5pm. No weekday or evening use is proposed.

## Additional Information

The applicant's response to the LHA's observations confirms the following:

- Existing 1,400 sq ft unit (130m$^2$).
- Pre-booked basis only.
- No walk-in customers.
- The venue will operate exclusively at weekends and on Bank Holidays.
- Maximum two parties held per day between 11:00am–1:00pm and 3:00pm–5:00pm. providing a gap between parties to avoid overlap between arrivals and departures.
- Maximum of 20 children and up to 30 accompanying parents, guardians, or family members, controlled through a booking system.
- Approximately 40 shared parking spaces associated with Unicorn House, operating on a first-come, first-served basis. Spaces are not formally allocated to individual occupiers. Majority of units operate during normal weekday business hours only. However, there are several units that operate occasionally at weekends. Weekend activity, when the venue would be open, is lower than weekdays, with approximately 25 parking spaces available on site.
- The applicant is gathering supporting information regarding the scale and nature of the former use and will provide any available evidence to assist the assessment.

**Site Access**

It is appreciated that the site access is existing and there is little scope to improve the existing geometry. Whilst the existing access is not considered ideal, due to the sites overall extant use coupled with the limited opening hours and days of operation of the proposed use, and pre-booked attendance, the LHA considers that the impact of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, impacts on the road network would not be severe, subject to appropriate planning conditions being attached to the permission if granted.

**Parking**

The amended plans illustrate circa 35 to 36 car parking spaces. It is assumed, from the additional information, that such parking is available to the proposed development, but such spaces are not clearly shown within the applicant's 'red outline boundary'. This should be revised accordingly,

No assessment has been undertaken to estimate parking demand based on a maximum capacity of 20 children and up to 30 accompanying parents, guardians, or family members.

A maximum of 20 children and accompanying parents/guardians/family members arriving in 20 vehicles plus 1 staff member would result in a requirement for 21 car parking spaces, which would appear to be achievable within the site. The above would equate to circa 60% of available parking spaces within the site.

In view of the above, it is considered there is sufficient parking provision within the site to accommodate the proposed development and avoid the risk of on-street parking which could adversely impact highway and pedestrian safety.

**Net Impact**

It is noted that the applicant is gathering supporting information regarding the scale and nature of the former use and will provide any available evidence to assist the assessment.

**Conclusion**

Having regard to the above, the LHA recommends that this planning application should not be determined until the applicant has submitted further details as noted above.

The LHA will comment again following receipt of further information.

Yours sincerely,

Robert Smith
Transport Development Management

| Date Received | Case Officer | Reviewer | Date Issued |
|---|---|---|---|
| 22 June 2026 | Robert Smith | SD | 8 July 2026 |