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/R3
Your ref: AVA/2026/0283
Date: 16 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

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 and financial obligations being imposed should approval be granted.

Background

Further to the Local Highway Authority's (LHA) previous comments regarding the above application, please find additional comments following receipt of further information provided by the applicant, in the form of a revised site plan and statement from the landlord dated 10/7/26.

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.

Assessment

The applicant has confirmed 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 at weekends and Bank Holidays. Spaces are not formally allocated to individual occupiers at the times. 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.

Site Access

It is appreciated that the site access is existing and there is little scope to improve the existing geometry. The existing access is not considered ideal. However, due to the extant use of the overall site, coupled with the limited opening hours and days of operation of the proposed use and the proposed pre-booked attendance, the LHA considers that the impact of the development on highway safety would not be unacceptable, and 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 information submitted, that such parking is available to the proposed development.

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. That 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.

Conclusion

Having regard to the above, the LHA would have no objection to this planning application subject to the following recommended planning conditions being attached to the decision notice if the proposed change of use is permitted.

Planning Conditions

The development hereby permitted shall not be brought into use until the access, parking, and turning facilities have been provided as shown on the drawing attached to the email dated 13/7/26. Such facilities shall be maintained for their intended use for the life of the development.

Reason: To ensure conformity with submitted details and in the interest of highway safety.

The use hereby permitted shall take place only between 11am to 1pm and 3pm to 5pm at Weekends and on Bank Holidays.

Reason: In the interest of highway safety.

The development hereby permitted shall be subject to an overall occupancy limit of 50 people, with no more than 30 accompanying parents, guardians, carers, or family members at any one time. Parties shall be pre-booked and a 2-hour period shall be provided between individual party appointments. A record of bookings, appointment times, and attendances shall be kept and made available to the Local Planning Authority on demand.

Reason: In the interest of highway safety.

Yours sincerely,

Robert Smith
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
14 July 2026	**Robert Smith**	**SD**	**16 July 2026**