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: Gemma Statham
Our ref: AVBC/2026/016502/R1
Your ref: AVA/2026/0109
Date: 21 July 2026

Dear Laura Anthony

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

PROPOSAL: Change of use and conversion of redundant Grade 2 Listed public house to form a new single dwelling with ancillary garage. (may affect the setting of a listed building)

LOCATION: The Black Swan Wirksworth Road Idridgehay Belper Derbyshire DE56 2SG

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 for the change of use of an existing public house into a single 4-bedroom dwelling.

The proposal intends to use the existing access point onto the classified B5023 Wirksworth Road which served the public house car park to serve a parking and turning area for the dwelling. Given the potential traffic generated by the public house use, a single dwelling would be likely to give rise to a reduction in vehicle movements.

The highway authority's initial observations were issued on 24/3/26. The applicant submitted amended details, posted on the planning portal on 1/7/26 and 3/7/26, as follows:

Drawing P03 Rev B Garage Plans and Elevations as Proposed – showing the garage floor plan and elevations (1/7/26).

Drawing P02 Rev B Plans and Elevations as Proposed – showing the dwelling floor plans and elevations (1/7/26).

Drawing P03 Rev B Garage Plans and Elevations as Proposed – showing the site layout (3/7/26).

There are two drawings numbered P03 Rev B, each showing different details and submitted on different dates. The following observations substantially refer to the site layout details shown on drawing P03 Rev B, as submitted on 3/7/26.

Site Access

The site access layout, pedestrian visibility splays, and gate location shown on the 3/7/26 site layout drawing are acceptable.

Internal Layout

Car parking provision, bin storage, and manoeuvring space shown on the 3/7/26 site layout drawing are acceptable.

Drawing P03 Rev B, submitted on 1/7/26, shows cycle parking within the proposed garage, which is acceptable.

No electric vehicle charging facility has been shown. Details can be secured by condition.

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 should planning permission be granted.

Planning Conditions

1. The development hereby permitted shall not be occupied until the site access and driveway/parking/turning areas are provided in accordance with the scheme illustrated on drawing P03 Rev B as submitted on 3 July 2026 to the satisfaction of the Local Planning Authority. The driveway/parking/turning areas shall not be used for any purpose other than parking/turning/loading/unloading of vehicles and shall be maintained for the life of the development.

   REASON: In the interest of highway safety.

2. The 2m x 2m pedestrian splays illustrated on drawing P03 Rev B as submitted on 3 July 2026 shall be maintained free of obstruction above a height of 0.6m above adjacent footway level for the life of the development.

   REASON: In the interest of pedestrian safety.

3. The development hereby permitted shall not be occupied until provision has been made within the application site for secure, covered cycle parking in accordance with the detail shown on drawing P03 Rev B submitted on 1 July 2026 to the satisfaction of the Local Planning Authority. Such 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.

4. The development hereby permitted shall not be occupied until provision has been made within the application site for 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.

5. The development hereby permitted shall not be occupied until the driveway is surfaced in a bound material, along the full width of the driveway for a minimum length of 5m within the site measured from the highway boundary, in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. This area of driveway shall be maintained in the bound material for the life of the development.

   REASON: In the interest of highway safety.

Informatives

Notes for the Applicant

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
2 July 2026	Gemma Statham	SD	21 July 2026