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: Steve Dudhill
Our ref: AVBC/2026/017536/R2
Your ref: PDR/2026/0020
Date: 27 July 2026

Dear Mrs Grant,

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

PROPOSAL: Application to determine if prior approval is required for a proposed conversion of ground floor of agricultural building to dwelling house under Class Q

LOCATION: Chase Cliffe Farm Crich Road Whatstandwell Matlock Derbyshire DE4 5EQ

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 planning conditions and informatives being attached to the decision notice if prior approval is granted.

Background

The highway authority's most recent observations on this planning application were issued on 9/7/26. The applicant has submitted an amended plan showing proposed site access visibility splays (drawing number 332 P 1.06 Rev A refers).

Assessment

Drawing number 332 P 1.06 Rev A shows the correct visibility splay construction in the horizontal plane, confirming the length of site boundary wall to the south-east of the site access which would have to be lowered to facilitate the necessary 2.4m x 116m visibility splay in that direction. However, the note on the drawing incorrectly

refers to the wall being less than 60mm high. The highway authority's 9/7/26 observations confirmed that the boundary wall to the east of the site access, where within the visibility splay envelope, should lowered to a height of no more than 0.6m (i.e. 600mm) above adjacent carriageway level.

Rather than request a further revision of the visibility splay drawing, the highway authority will address this matter by recommending an appropriate planning condition.

Conclusion

Having regard to the above, and the highway authority's 9/7/26 observations, the highway authority would have no objection to this application subject to the following recommended planning conditions and informatives being attached to the decision notice should prior approval 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 numbers 332 P 1.05 and 332 P 2.04. The driveway/parking/turning areas shall not be used for any purpose other than parking/turning/loading/unloading of vehicles and shall remain free of obstruction for the life of the development.

   REASON: In the interest of highway safety.

2. The development hereby permitted shall not be occupied until a hard surfaced verge crossing to serve the driveway from Crich Road has been constructed in accordance with the highway authority's specification and made available for use.

   REASON: In the interest of highway safety.

3. Prior to the first occupation of the development hereby permitted visibility splays of 2.4m x 59m and 2.4m x 116m, projected to the nearside carriageway edge along Crich Road from the site access centreline, as illustrated on drawing number 332 P 1.06 Rev A, shall be provided to the north-west and south-east of the site access, respectively. For the avoidance of doubt, such splays shall be maintained free of obstruction above a height of 0.6m above adjacent carriageway channel level for the life of the development.

   REASON: In the interest of highway safety.

4. 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.

5. The development hereby permitted shall not be occupied until provision to prevent the unregulated discharge of surface water to the public highway has been implemented as shown on drawing number 332 P 1.05. 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.

6. No part of the development hereby permitted shall commence until details for the provision of secure, covered cycle parking, electric vehicle charging, and bin storage facilities have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to first occupation of the development hereby permitted and shall be maintained for their designated purpose for the life of the development.

   REASON: In the interest of highway safety and furthering travel by sustainable modes.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no fences, gates, or walls shall be erected at the access to the development from the public highway.

   REASON: In the interest of highway safety.

Informatives

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.

SD; DCC TDM; 27/7/26.