S Gladwin
Chief Executive
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Mr Paul Gray
Grayscale Architecture Ltd
Eaton Court
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Derbyshire
DE56 4AA GB

Our Ref: CG-PDR/2026/0020
Your Ref:
Date: 04 August 2026
Ask For : Carol Grant
Direct Dial : 01773 841506
Email : carol.grant@ambervalley.gov.uk

Dear Mr Gray,

Proposal	**Application to determine if prior approval is required for a proposed conversion of ground floor of agricultural building to dwelling house under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)**
Location	**Chase Cliffe Farm Crich Road Whatstandwell Matlock Derbyshire DE4 5EQ**
Applicant	**Mr S Cunningham**
Agent	**Grayscale Architecture Ltd**

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2 Part 3 Class (Q)

Amber Valley Borough Council as Local Planning Authority hereby grants Prior Approval for the development described in the submitted application and any subsequent details. The Prior Approval is subject to the compliance with the following conditions:

1. The development shall be completed within three years of the date of this decision.

Reason: To comply with the requirements of Q.2 (3) Class Q, Part 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

2.The development hereby permitted shall be carried out only in accordance with the details and specifications shown on the following drawings:

- Site Plan Drg no 332-P-1.01
- Proposed Ground Floor Drg no 332.P.1.02
- Proposed First Floor Drg no 332. P.1.03
- Proposed Elevations Drg no 332.P.2.03
- Sections 01 Drg no 332. P.2.01

- Sections 02 Drg no 332.P.2.02
- Proposed Roof Plan Drg no 332. P.1.04

All Received 28.05.2026

Proposed Access Drg no 332. P.1.05A Received 28.07.2026

Visibility Splays Drg no 332.P.106A Received 13.07 2026

Long Section Drg no 332.P.2.04 Received 26.06.2026

Vehicles Tracking layouts

Drg no 49765-ECE-XX-XX-DR-C-0001-PO1
Drg no 49765-ECE-XX-XX-DR-C-0002-PO1

Received on 02.07.2026

Reason: To ensure that the development takes the form envisaged by the Local Planning Authority

3.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 1.05A 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

4.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.

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.

6.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 1.05A. 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.

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.

Advisory Notes

1.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.

2.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.

3.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.

4.A hard surfaced verge crossing to serve the driveway from Crich Road will need to be constructed in accordance with the highway authority's specification and made available for use. Please contact highways.hub@derbyshire.gov.uk.

5. As an agricultural building, contamination may have occurred. Appropriate testing should be carried out if contamination is suspected and appropriate remediation carried out. Prior to the dismantling of any part of the building, an asbestos survey should be completed by a suitably qualified person. Any asbestos containing materials identified should be appropriately removed and disposed of in accordance with current best practice/ legislation, to a licensed waste management facility.

6. If any unforeseen contamination is found during excavations Environmental Health must be notified immediately. This may include obvious visual or olfactory residues, asbestos including asbestos containing materials such as roofing, buried drums, drains, interceptors, additional fuel storage tanks or any other unexpected hazards that may be discovered during site works. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

Yours faithfully,

S Gladwin
Chief Executive