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/2026/018302
Your ref: AVA/2026/0469
Date: 12 August 2026

Dear Alex Shaw,

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

PROPOSAL: Proposed extension to existing farmhouse to create a new kitchen/dining space with a preliminary bedroom above

LOCATION: Meadow Farm Gorses Ireton Wood Belper Derbyshire DE56 2SD

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 a planning condition being attached to the decision notice should planning permission be granted.

Background

This planning application seeks permission for an extension to the existing farmhouse to create a new kitchen/dining space with a bedroom above.

Access to the site is currently being considered under a separate planning application (Ref: AVA/2026/0360), upon which the Local Highway Authority (LHA) provided comments on 18/6/26.

Assessment

There appear to be inconsistencies between the submitted block plans and location plan, with the proposed new access, parking, and turning area (Ref: AVA/2026/0360) falling outside the ‘red line’ boundary but within the applicant’s ‘blue line’ boundary.

The Local Planning Authority (LPA) should ensure that any inconsistencies between the plans are resolved.

The proposed extension will result in an increase in the number of bedrooms within the dwelling, from 2 to 3.

In accordance with the LHA's Parking Guidance for New Developments (PGND), car parking provision should be 1 no. parking space for 2-bedroom dwellings and 2 no. parking spaces for 3-bedroom dwellings.

The LHA is satisfied that both the existing and proposed parking layouts, shown on drawing numbers 25-116-08-02 and 2-116-08-10 Rev A submitted in support of planning application AVA/2026/0360, provide parking provision in accordance with the LHA's requirements

PGND paragraph 4.7.1 requires sheltered, secure, and accessible cycle parking to be provided at or near the pedestrian access to the dwelling at a rate of 1 cycle parking space per bedroom. Details of cycle equipment storage and electric vehicle charging facilities are also required.

It is considered that details can be secured by planning condition.

Conclusion

Having regard to the above, the highway authority would have no objection to this planning application subject to the following recommended planning condition being attached to the decision notice if planning permission is granted.

Planning Condition

No part of the development hereby permitted shall be brought into use until provision has been made within the application site for secure, covered cycle parking, secure cycle equipment storage, and 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.

Yours sincerely,

Robert Smith
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
24 July 2026	**Robert Smith**	**SD**	**12 August 2026**