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/2026/018679
Your ref: PDR/2026/0032
Date: 2 September 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 Sub-division of existing bank to create residential flats.**

**LOCATION: National Westminster Bank Ltd 1 Chesterfield Road Alfreton Derbyshire DE55 7DT**

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Derbyshire County Council, the Highway Authority acting in its role as Statutory Consultee, has undertaken a full assessment of this 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 recommended planning condition being attached to the decision notice if prior approval is granted.

**Background**

This application seeks to determine whether prior approval is required for the conversion of parts of the ground floor of the former National Westminster Bank building at 1 Chesterfield Road, Alfreton.

Three flats are proposed, along with retention of commercial use (Unit 1). Unit 2 would be a 1-bedroom studio flat. Unit 4 would be a 1-bedroom flat. Unit 5 would be a 2-bedroom flat.

**Assessment**

No car parking, cycle parking, electric vehicle (EV) charging, or bin storage/collection facilities are shown for the proposed flats, though space appears to be available to accommodate such facilities within the application “red line” boundary.

Given the town centre location of the property, the highway authority does not require that the flats should be provided with car parking. If no car parking is provided, it follows that there would be no need for EV charging facilities. Should the local planning authority require car parking/EV charging facilities to be provided, it should consider whether to request details from the applicant or whether to attach a planning condition to the decision notice to require submission of such details.

Secure, covered, and accessible cycle parking would be required to ensure that future residents’ sustainable travel opportunities are maximised.

Appropriate domestic bin storage and collection facilities would be required.

Details can be secured by planning condition.

**Conclusion**

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

**Planning Condition**

The development hereby permitted shall not commence until details for the provision of secure, covered, and accessible cycle parking, secure cycle equipment storage, and bin storage/collection facilities have been submitted to and approved in writing by the Local Planning Authority. The approved proposals 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.

SD; DCC TDM; 2/9/26.