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/2026/016815/R6
Your ref: AVA/2026/0163
Date: 10 September 2026

Dear Mrs Godson,

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

PROPOSAL: Change of use of part of an existing residential property and paddock to operate a dog day care business

LOCATION: 331 Over Lane, Belper DE56 0HJ

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, would have no objection to this planning application subject to recommended planning conditions being attached to the decision notice should planning permission be granted.

Background

The highway authority's most recent formal observations on this planning application were issued on 29/6/26. Further information has been submitted by the applicant, in the form of a revised site layout plan (Ref: 2026_08_03_PE 1).

Site Boundary Clarification

Whilst the applicant has previously stated that they have full control and ownership of the land connecting the residential curtilage and the paddock, a revised site location plan has not been submitted to confirm this.

The highway authority assumes that the Local Planning Authority is satisfied that the applicant has the required land control/ownership.

Number of Dogs

The applicant has stated that dog drop-off and collection will operate on a pre-booked appointment-only basis, with staggered time slots for both drop-off and collection. Customers will also be instructed not to arrive early and only one customer vehicle will be permitted on site at any one time.

Car Parking

The applicant has noted that customer parking will be accommodated within the site boundary, with sufficient space available for both the dwelling and the proposed dog day care use.

The applicant has submitted drawing ref. 2026_08_03_PE 1 showing 3 car parking spaces associated with the dwelling (2 in tandem) on the southern side of the dwelling, together with 1 car parking space for use by dog day care customers, to the front of the dwelling. This accords with the highway authority's requirements.

The proposed parking layout appears different to that approved under planning permission AVA/2025/0809. This may result in alterations to the approved layout associated with the extant permission at the site, which may require submission of an application to vary that permission.

Staff

The applicant has confirmed that the business will be operated solely by the applicant and no additional staff. This can be conditioned accordingly.

Conclusion

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

Planning Conditions

> The development hereby permitted shall not be brought into use until the access and parking facilities have been provided as shown on drawing number 2026_08_03_PE 1 to the satisfaction of the Local Planning Authority. Such facilities shall be maintained free of encumbrance to their intended purpose for the life of the development.
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> **Reason**: To ensure conformity with submitted details.
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> The development hereby permitted shall be carried out only by [Insert Applicant's Full Name] and shall continue only for so long as the land/premises is occupied by [Insert Applicant's Full Name] for the purposes of operating the permitted use. When the premises cease to be occupied by the named individual, the use hereby permitted shall cease and all materials

and equipment brought onto the premises in connection with the use shall be removed.

Reason: To allow the local planning authority to control the future use of the premises in the interest of highway safety.

Prior to the commencement of the use hereby permitted, an online and telephone-based appointment booking system shall be established and shall be operational for all customer drop-offs and pick-ups. Thereafter, the operator shall ensure that:

a) All dog arrivals and departures are scheduled through the booking system to prevent overlapping client visits. Appointments shall be pre-booked and a minimum 15-minute gap shall be provided between appointments.

b) No unscheduled customers shall be permitted at the premises at any time.

c) A digital log of all bookings, including arrival and departure times, shall be maintained.

d) The log shall be kept for a minimum rolling period of 12 months and shall be made available to the Local Planning Authority upon request.

Reason: In the interest of highway safety.

The development hereby permitted shall accommodate no more than 8 dogs at any one time.

Reason: To allow the Local Planning Authority to control the use of the premises in the interest of highway safety.

SD; DCC TDM; 10/9/26.