S Gladwin
Chief Executive
Development Management

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TOWN AND COUNTRY PLANNING ACT 1990

In pursuance of the powers vested in the Amber Valley Borough Council under the above Act and Orders and taking into account Government policy and guidance and the policies of the Amber Valley Borough Local Plan 2022-2040, and with reference to your application (**Office Code: AVA/2026/0362**) which was valid on the 10 June 2026 for permission for **Change of use of former car sales building & yard to create self-storage building (B8 storage) along with drive up storage units and containers at Perrys Motor Sales Ltd Perrys Motor Sales Ltd Cotes Park Lane**

In the manner described in the application and shown on the accompanying plan(s) and drawing(s) **NOTICE IS HEREBY GIVEN** that permission for the proposed development is **GRANTED subject to the following conditions:**

Conditions/Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out only in accordance with the details and specifications shown on drawings DB/RB/26/251/02, 8794/0 1 to 3 received on 03.06.2026 and amended drawing DB/RB/26/251/01 Rev E received 29.09.2026.

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Signed S Gladwin

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Reason: To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application in accordance with policy EN15 of the Adopted Amber Valley Borough Local Plan 2026.

3. The development shall be in accordance with the following materials: -
Block A, B and C – cladding RAL- 9005 (jet Black) and RAL - 2005 (orange)
Palisade fencing finished in dark green.
Shipping containers to be finished in dark green to match the fencing.
Cladding - profiled steel cladding, powder coated RAL - 9005 (jet black)
Flashing/piping - steel powder coated cladding, powder coated RAL - 2005 (orange)

   Reason: To ensure the satisfactory appearance of the completed development in accordance with policies EN15 of the Adopted Amber Valley Borough Local Plan 2026.

4. No additional permanent external lighting shall be operated until full details of its design, location, illuminance levels, orientation and operating times have first been agreed with the Local Planning Authority. All works shall be fully implemented in accordance with the approved scheme before use commences.

   Reason: To protect the amenity of the surrounding area in accordance with policy EN10 of the Adopted Amber Valley Borough Local Plan 2026.

5. The development hereby permitted shall not be brought into use until highway improvement works comprising the provision of full height kerbs and footway at the existing northern site access to the B600 Nottingham Road have been implemented to Highway Authority specification to the satisfaction of the Local Planning Authority.

   Reason: In the interest of highway safety.

6. The development hereby permitted shall not be brought into use until the access, parking, and turning facilities have been provided as shown on drawing number DB/RB/26/251/01 Rev E (Appendix B of the Highway Technical Note) to the satisfaction of the Local Planning Authority. Such facilities shall be maintained free of encumbrance to their intended use for the life of the development.

   Reason: To ensure conformity with submitted details and in the interest of highway safety.

7. The development hereby permitted shall not be brought into use until sheltered, secure, and accessible cycle parking has been provided as shown on drawing

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DB/RB/26/251/01 Rev E (Appendix B of the Highway Technical Note). The cycle storage facility shall be maintained for this purpose for the life of the development.

Reason: To promote travel by sustainable modes in accordance with the National Planning Policy Framework (2024).

8. The hedge(s) indicated on the amended drawing DB/RB/26/251/01 Rev E plan shall be maintained at a height no lower than 2 metres and shall remain for the life of the development. All planting shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any dead or diseased planting with the first ten years shall be replaced in the next planting season.

   Reason: To ensure the satisfactory overall appearance of the completed development and to help assimilate the new development into its surroundings in accordance with policy EN15 of the Adopted Amber Valley Borough Local Plan 2026.

9. Trees shall be planted in accordance with the landscaping scheme submitted to the Local Planning Authority on 24.09.2026 on drawing DB/RB/26/251/01 Rev E. All planting, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees which, within a period of ten years from the completion of the development die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

   Reason: To ensure the satisfactory overall appearance of the completed development and to help assimilate the new development into its surroundings in accordance with policy EN15 of the Adopted Amber Valley Borough Local Plan 2026.

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Notes
Attention is drawn to the attached notes:

1 Planning permission does not convey consent to work on or adjacent to the public highway.

2 Prior to any works commencing on site, including demolition works, the developer must obtain the highway authority's consent.

3 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.

4 The development hereby permitted and its associated highway works are likely to impact on the operation of the highway network during construction (and any demolition required). The developer is advised to contact the Highway Authority's Network Management Team at www.derbyshire.gov.uk/transport-roads/roads-traffic/roadworks/roadworks.aspx a minimum of eight weeks prior to any activity on site, to discuss any temporary traffic management measures required, such as footway and/or carriageway closures or temporary parking restrictions, to enable Temporary Traffic Regulation Orders to be prepared and a programme of Temporary Traffic Management measures to be agreed.

5 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.

6 An application site within a defined coal mining High Risk Area is at risk from hazards associated with coal and coal mining. Wherever coal resources and/or coal mine features are present, particularly at shallow depth, there is potential for mine gas exposure. The risk of exposure to mine gas is greater where there is evidence of shafts, adits, voids, fractures, fissure, faults or otherwise unconsolidated ground. Should an application site in a High Risk Area overlay identified, shallow mine workings (<30m bgl) or deeper workings in association with shifts/adits or

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discontinuous geology, the applicant is advised to seek further technical advice and to consider whether the risks posed by mine gas should be re/evaluated.

Reasons for Granting Permission

In granting permission for this development, the Borough Council has taken into account all material planning considerations arising from the views of statutory and other consultees and public representations about the application, Government guidance as detailed in the National Planning Policy Framework and the policies of the Amber Valley Borough Local Plan 2022-2040:

SS1 - Presumption in favour of Sustainable
ED1 - Development Within Existing Business &
EN15 - Quality and Design of Development
EN10 - Pollution
EN11 - Derelict, Unstable & Contaminated Land
EN8 - Biodiversity
IN1 - Transport

In detail:

The development complies with the provisions of the development plan for the locality and raises no unresolved issues in relation to the location of the site, privacy, amenity, character and design, landscape or heritage features and highway safety.

The National Planning Policy Framework (NPPF) is a material consideration in planning decisions. In accordance with DM3 of the NPPF.

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NOTES

1. **If the applicant is aggrieved by the decision of the Local Planning Authority to refuse planning permission or approval for the proposed development or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78/79 of the Town and Country Planning Act 1990, within six months of the date of this notice. The Secretary of State has power to allow a longer period for the giving of a notice but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission of the proposed development could not have been granted by the Local Planning Authority or could not have been so granted otherwise that subject to the conditions imposed on them, having regard to the statutory requirements, to the provision of the development order, and to any directions given under the order.**
2. **Cadent Gas own and operate the gas infrastructure within the area of your development. Contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to. Email plantprotection@cadentgas.com. Alternatively, you can register on www.beforeyoudig.nationalgrid.com**
3. **If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County/District in which the land is situated, a purchase notice requiring that council to purchase his interests in the land in accordance with the provisions of Section 180 of the Town and Country Planning Act 1990.**
4. **In certain circumstances a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Sections 137 and 138 of the Town and Country Planning Act 1990.**
5. **This permission relates to planning controls only. Any other statutory consent necessary including submission under the building regulations must be obtained from the appropriate Authority.**
6. **If it is intended to give notice of appeal in accordance with Paragraph 1 above, this should be done on the appropriate form obtainable from: -**

   The Planning Inspectorate
   3/23 Hawk Wing, Temple Quay House, 2 The Square Temple Quay Bristol BS1 6PN
   (Tel. No. 0117 372 8000) www.planning-inspectorate.gov.uk

7. **If the condition of consent or reasons for refusal, make reference to a Division of the Department, the appellant may, if he so wishes, require the attendance of a representative from the Department by notification to the Local Planning Authority. Such a representative would not be liable to cross-examination on questions of departmental policy, but only on matters of fact and expert opinion in relation to the appeal site.**
8. **Where a vehicle is habitually drive across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may after being given due notice by the appropriate authority, be required to pay the cost of construction of a carriage crossing or the strengthening of a footway, as the authority considers it necessary, or may be required to comply with conditions imposed by the authority.**
9. **In the case of building or premises to which the public are to be admitted whether on payment or otherwise, attention is drawn to Sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970 and the associated Code of Practice (BS5810:1979). In the case of premises to which the Offices, Shops and Railway Premises Act 1963 or the Factories Act 1962 applies, attention is drawn to Sections 7 and 8A of the Chronically Sick and Disabled Persons Act and to the same code of practice. In the case of Educational Buildings, attention is drawn to Sections 7 and 8 of the Chronically Sick and Disabled Persons Act 1978 and to the Design Note 18 "Access for the Physically Disabled Educational Buildings".**
10. **If the development site is crossed by an electric line or is within 15 metres (50ft) of the nearest part of a line (measure horizontally along the ground) or if there is reason to believe that it may be crossed by an underground electric cable, the applicant should contact the Electricity Board to ascertain if and what special safety precautions are necessary.**
11. **The grant of planning permission does not entitle developers to obstruct a public right of way. Development on so far as it affects a right of way, should not be started, and the right of way should**

be kept open for public use, until the necessary order under Section 247 and 257 of the Town and Country Planning Act 1990 for the diversion of extinguishment of the right of way has been made and confirmed.