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: Graham Foulkes
Our ref: AVBC/2026/018860
Your ref: AVA/2026/0558
Date: 24 September 2026

Dear Katja Graham

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

PROPOSAL: **Replacement UPVC windows and doors, replacement of roof tiles, widening of entrance gateposts, loft conversion with associated works to roof, proposed garage to the rear and reinstatement of keystone tile detail and lintels over windows.**

LOCATION: **53A Chapel Street Belper Derbyshire DE56 1AR**

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, recommends that the application is deferred pending additional information.

Background

The site has gateposts attached to walls on either side which then border the widening access both in straight lines towards the footpath alongside Chapel Street in Belper. The walls then follow the edge of the footpath.

Site Access

On the northern corner where the outer part of the access wall meets the wall along Chapel Street there is a post in the highway which does not appear to be property of the Local Highway Authority. Images in Googlemaps show this post being used for hanging plants; some images show it not to be used for any purpose.

The access loads directly onto the zig-zag markings associated with the pedestrian crossing around 2.5m from the southern edge of the access.

It is assumed that it is the ‘inner’ gateposts that are being removed and not those at the edge of Chapel Street at the wider part of the access. Confirmation would be welcomed.

Highway Safety

The CrashMap website shows just one slight personal injury collision in the vicinity of the access. This collision occurred in July 2021.

Trip Generation

The application does not seem to be generating any additional traffic, or changes to vehicle composition, but a comment on any vehicular changes is requested, such as increased activity and/ or changes to the vehicle types and any associated timings with those movements, if any.

Sustainable Travel

No formal cycle routes are noted passing the site.

PROW

There are no Public Rights of Way impacted by the proposals.

Conclusion

The highway authority recommends that this planning application should not be determined until the applicant has submitted further details which satisfactorily address the above issues.

The highway authority will comment again following the receipt of further information.

Yours sincerely,

Graham Foulkes
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
8 September 2026	Graham Foulkes		24 September 2026