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/2026/019557
Your ref: AVA/2026/0601
Date: 10 November 2026

Dear Ms Anthony,

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

PROPOSAL: Variation of condition 2 (approved plans), condition 3 (soft landscaping scheme), condition 4 (sample materials), condition 7 (bin collection point), condition 8 (bicycle parking plan), condition 9 (external lighting strategy) and condition 10 (biodiversity enhancement plan) to AVA/2026/0042

LOCATION: Rakestones Barn Gorses Kirk Ireton Ashbourne Derbyshire DE6 3JU

Background

This application seeks variation of planning conditions 2, 3, 4, 7, 8, 9, and 10 on permission reference AVA/2026/0042.

Only conditions 7 and 8 are relevant to the highway authority. The highway authority therefore confines its observations to those elements of this application that seek to vary those conditions, which are as follows:

7. The development hereby permitted shall not commence until a scheme showing details of a bin collection point has been submitted and approved in writing by the Local Planning Authority. The collection point shall be located adjacent to and clear of the public highway, accesses, parking and turning provision. The approved scheme shall be implemented prior to the development hereby permitted being brought into use and shall be maintained thereafter free from impediment to its designated use.

8. The development hereby permitted shall not be occupied 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.

The applicant's agent's 18/9/26 covering letter refers to drawing number JT0029-005-P0, Biodiversity and Externals DOC, as being relevant to the above planning conditions. Bike Store Details drawing number JT0029-007-P1 has also subsequently been submitted.

Condition 7

Drawing number JT0029-005-P0 shows the locations of the bin storage and collection points. The bin collection point is located within the site access driveway immediately adjacent to, and partially encroaching over, the highway boundary.

Planning condition 5 requires details of the site access to be submitted for approval. Such details include requirements for visibility splays to be projected from a 2.4m setback distance, centred on the site access, to the extents of the applicant's land holding at the site frontage to Gorses. The proposed bin collection point would obstruct the visibility splays required by planning condition 5.

The proposed bin collection point does not therefore satisfy the requirements of planning condition 7.

The highway authority therefore objects to the variation of planning condition 7.

Condition 8

Drawing number JT0029-007-P1 shows details of the proposed cycle store, which can accommodate two cycles. As the submitted floor plan drawing (number JT0029-001-P2) shows the dwelling as having two bedrooms, the proposed cycle store will be sufficient.

The cycle store should be located as close as possible to the main pedestrian access to the dwelling.

Drawing number JT0029-005-P0 shows provision of a single electric vehicle charging "spot" but provides no detail of the charging facility. It would be more appropriate for the EV charging space to be in that parking space located adjacent to the dwelling.

The submitted details do not satisfy the requirements of planning condition 8.

The highway authority therefore objects to the variation of planning condition 8.

SD; DCC TDM; 10/11/26.