DERBYSHIRE County Council

Response provided under the delegated authority of the Executive Director for Place

Planning Manager
Amber Valley Borough Council
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DE5 3XE

Highway Officer: Devinda Kumarasinghe
Our ref: AVBC/2026/018943
Your ref: AVA/2026/0556
Date: 10 November 2026

Dear Rebecca Godson

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

PROPOSAL: Retention of external alterations comprising a lightweight oak timber veranda structure, raising and alteration of existing stone boundary walls, construction of replacement stone walling, alterations to external ground levels and associated landscaping

LOCATION: Talbot Hotel Bridge Foot Belper Derbyshire DE56 2UA

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 application seeks retrospective permission for external alterations at the Talbot Hotel, including changes to boundary walls and ground levels associated with the external customer area.

The LHA's principal concern is whether the works have adversely affected vehicular and pedestrian visibility splays at the existing car park access onto Bridge Hill compared with the arrangements before the works.

Site Access & Highway Safety

The Heritage and Planning Supporting Statement contains inconsistent descriptions of the wall alterations. Sections 1 and 5 describe the raising of part of the southern stone wall by approximately 0.6m, whereas Section 3 refers to an increase of approximately 1m. The statement also identifies replacement/new stone walling and associated ground-level alterations.

Existing and proposed drawings have been submitted, including wall elevations and sections. However, these do not clearly establish the precise extent and height of all boundary alterations relative to the adjoining highway and the car park access. Consequently, their effect on vehicular and pedestrian visibility cannot be satisfactorily assessed.

As the application seeks retention of completed works, the submission should clearly distinguish the arrangements before the works from those now in place and identify any further alterations proposed.

Available Street View imagery dated April 2026 indicates that substantial boundary walling and the hotel building already constrained visibility at the access before the works. The assessment should therefore distinguish these existing constraints from any additional obstruction arising from the development. In particular, clarification is required as to whether the altered walling extends to the roadside boundary and access pier or is confined to areas farther within the site, and whether it intersects vehicular or pedestrian sightlines.

The applicant should provide:

- A corrected and consistent description of the wall and ground-level alterations.
- A suitably scaled and dimensioned plan identifying the car park access, adjoining carriageway and footway, and the precise sections of wall retained, raised, replaced or newly constructed.
- Corresponding elevations and sections showing the previous and current wall-top and ground levels, referenced to a common datum and related to the adjoining carriageway and footway levels. Any additional fencing, railings or planting that could affect visibility should also be identified.
- A comparative visibility assessment, supported by scaled plans and relevant sections, showing vehicular visibility in both directions and pedestrian visibility splays on both sides of the car park access, before and after the works. The assessment should explain the visibility criteria adopted and clearly identify whether, and to what extent, the wall alterations, changes in ground levels and associated boundary treatments have reduced or obstructed the sightlines previously available.

- Where visibility is adversely affected, details of the alterations necessary to address the impact and achieve satisfactory arrangements, together with confirmation that the relevant visibility areas can be secured and maintained within public highway and/or land under the applicant's control.

Dated photographs showing the relevant boundary and access before and after the works would assist the assessment but should supplement the dimensioned drawings.

The existence of the access does not establish the acceptability of alterations that could obstruct visibility. Equally, the LHA is not concluding that the works have caused an unacceptable impact; the information requested is necessary to establish their effect on the existing vehicular and pedestrian visibility arrangements.

Conclusion

Clarified drawings and supporting information should be submitted addressing the matters identified above.

Until these matters have been satisfactorily addressed, the LHA is unable to conclude that satisfactory vehicular and pedestrian visibility at the existing car park access has been retained or that the development would avoid an unacceptable impact on highway safety, having regard to Policies TR4 and TR6 of the National Planning Policy Framework.

The Highway Authority therefore recommends that the application is deferred pending this information.

Yours sincerely,

Devinda Kumarasinghe
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
15 September 2026	**Devinda Kumarasinghe**		**10 November 2026**