Simon Gladwin
Executive Director (Operations)
Development Management

Town Hall
Ripley
Derbyshire DE5 3BT
Tel: 01773 570222
Email: enquiry@ambervalley.gov.uk
Web: www.ambervalley.gov.uk

37A High Street
Codnor, Ripley
DE5 9QB

Our Ref : AVA/2026/0682
Your Ref :
Date : 20 November 2026
Ask For : Mitchell Kitts
Direct Dial :
Email : mitchell.kitts@ambervalley.gov.uk

Dear Sir/Madam

Proposal	**Non material amendment to AVA/2025/0418 to amend Condition 2 (Approved Plans), Condition 4 (Access and Parking), Condition 5 (Cycle Parking) and 7 (Bollards) of Planning Permission ref. AVA/2025/0418, to correct the drawing references so that they reflect the drawings and revisions in which the application was assessed and determined.**
Location	**T/A CEASARS 37A High Street Codnor Ripley Derbyshire DE5 9QB**
Applicant	
Agent	**Mr. Blake Lee**

Thank you for your application, which was received and registered as valid on 23 October 2026

In pursuance of their powers under the Town and Country Planning Act 1990 and Town and Country Planning Development Management Procedure Order 2015 as amended, Amber Valley Borough Council, as Local Planning Authority, hereby **APPROVES** a Non-Material Amendment for the development as described in your application and on the plans and drawings attached thereto.

The consent is subject to compliance with the following amended conditions:

Amended Conditions

Condition 2 – Approved Plans

The development hereby permitted shall be carried out only in accordance with the details and specifications shown on approved drawings 336 S3-01 Rev F, 336 S3-02 Rev F and 336 S3-03 Rev D.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved details, in the interests of securing a high-quality form of development with satisfactory access, parking, cycle storage and associated external

arrangements, in accordance with Policies EN15 and IN1 of the Amber Valley Borough Local Plan 2022–2040.

Condition 4 – Access and Parking

No part of the development hereby permitted shall be brought into use until the access and parking facilities have been provided as shown on drawing 336 S3-01 Rev F. The access and parking facilities shall thereafter be retained and kept available for their intended purposes for the lifetime of the development.

Reason: In the interests of highway safety and to ensure that satisfactory access and off-street parking provision is made available and retained to serve the development, in accordance with Policies EN15 and IN1 of the Amber Valley Borough Local Plan 2022–2040.

Condition 5 – Cycle Parking

The development hereby approved shall not be occupied until sheltered, secure and accessible bicycle parking has been provided as shown on drawing 336 S3-01 Rev F. The cycle storage facilities shall thereafter be maintained and retained for their intended purpose for the lifetime of the development.

Reason: To provide secure and accessible cycle parking, encourage sustainable and active modes of travel and reduce reliance upon travel by private car, in accordance with Policies EN1, EN15 and IN1 of the Amber Valley Borough Local Plan 2022–2040.

Condition 7 – Measures to Deter Parking on High Street

The development hereby approved shall not be brought into use until the bollards on the site frontage to High Street have been constructed and completed as shown on drawing 336 S3-01 Rev F. The bollards shall thereafter be retained and maintained for the lifetime of the development.

Reason: In the interests of highway safety and the safe and efficient operation of the highway, by preventing inappropriate vehicular parking on the High Street frontage, in accordance with Policies EN15 and IN1 of the Amber Valley Borough Local Plan 2022–2040.

APPROVE NON-MATERIAL AMENDMENT

That the application pursuant to section 96A of the Town and Country Planning Act 1990 be approved and Conditions 2, 4, 5 and 7 of planning permission AVA/2025/0418 be amended as set out above. All other conditions attached to planning permission AVA/2025/0418 shall remain unchanged.

It is considered that, subject to compliance with the additional conditions attached to this permission, the development would be in accordance with the development plan and would not materially impact the character and appearance of the area or the amenity currently enjoyed by neighbouring occupiers and would be acceptable in terms of highway safety.

Please note that the original permission still stands and should be read in conjunction with the decision letter on this application.

I trust this information is of use.

Yours sincerely

S Gladwin

Simon Gladwin
Director of Operations
Authorised Officer of the Council

Attention is drawn to the attached notes.

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 12 weeks (for householder appeals) or six months (for other applications). Appeals against non-determination must be made within six months of the end of the determination period (i.e. 8/13/16 weeks). 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. **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.**
3. **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.**
4. **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.**
5. **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
6. **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.**
7. **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.**
8. **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".**
9. **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.**
10. **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.