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**From:** Steven Mott  
**Sent:** 05 April 2022 09:40  
**To:** SDDC Planning Applications  
**Subject:** FW: DMPA/2021/1880 - Proposed extensions at Muller Milk, 4000 Park Ave, Dove Valley Park

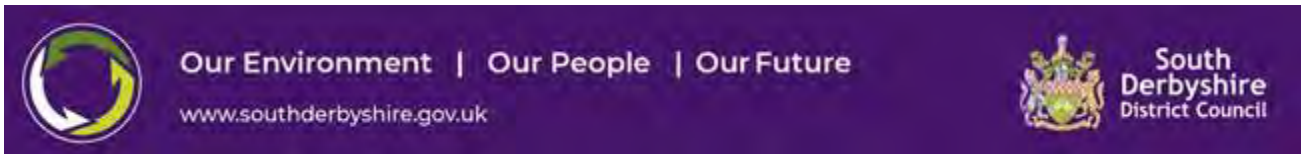
Can this be logged as a reply from DCC Highways please.

Thanks,

Steve Mott  
Senior Planning Officer (Design) – Development Management  
[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)  
Tel: 07824 563492

We are currently receiving a high number of planning applications which is resulting in delays to our usual response times.

We are determining applications and responding to enquiries in the order they are received. We will respond as soon as possible.



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**From:** Sue Highley (Place) <Sue.Highley@derbyshire.gov.uk>  
**Sent:** 29 March 2022 18:19  
**To:** Steven Mott <Steven.Mott@southderbyshire.gov.uk>  
**Subject:** RE: DMPA/2021/1880 - Proposed extensions at Muller Milk, 4000 Park Ave, Dove Valley Park

Hi Steve

I refer to your e-mail below and our subsequent conversation regarding the proposal.

The application site is an existing industrial site in the ownership of the applicant. The factory on the site was closed in 2019. The applicant proposes to reuse the existing buildings on the site along with the construction of a number extensions in order to accommodate new processes on the site.

The expansion of the factory would generally be expected to increase the number of employees at a site with associated increase in demand for parking. However, I understand that much of the additional floor space is intended to accommodate the necessary plant to facilitate the new processes on the site for the production of dried milk. According to the application form, the proposed factory is expected to generate 100 new jobs, whilst the Economic Statement refers to 50 new jobs initially then 120 at a later stage. Looking back at previous applications for the site, the total number of employees would be similar to those previously employed on the site and, as such, likely to result in a similar demand for parking and vehicular movements. Having no history of parking issues in the vicinity of the site, it would be difficult to insist on additional car parking provision within the site under the circumstances.

Entrance to the site is via an existing access off Park Avenue which served the factory when it was operating. As such, there are no doubts about its suitability to serve the proposed use.

Therefore, there are no objections to the proposal from the highway point of view subject to the following conditions being included in any consent in the interests of highway safety.

1. No development shall start until a Highway Construction Management Statement/Plan has been submitted to and approved in writing by the Local Planning Authority. The statement/plan shall include details relating to parking for vehicles of site personnel, operatives and visitors, site accommodation, storage of plant and materials, routes for construction traffic to and from the site and measures to ensure adherence to the approved routing plan for vehicles under the applicant's/developer's control and any proposed temporary traffic management. Only the approved details shall be implemented, which shall be maintained throughout the construction period.
2. Details of wheel washing/cleaning facilities for construction traffic connected with the development shall be submitted to and approved in writing by the Local Planning Authority. The approved wheel cleaning facilities shall be installed and operational before any development commences and shall be retained in working order throughout all phases of development, to prevent mud and other debris being deposited on the surrounding highways during the construction of the development.

The following note should be appended to any consent for the information of the applicant,

- a. The application site is affected by a Public Rights of Way, Footpath 28 in the parish of Foston & Scropton, as shown on the Derbyshire Definitive Map. The route must remain unobstructed on its legal alignment at all times and the safety of the public using it must not be prejudiced either during or after development works take place. Please note that the granting of planning permission is not consent to divert or obstruct a public right of way. The Footpath currently runs adjacent to the boundary of the site although it is not clear whether the Footpath has been formally/legally diverted. The applicant should establish the exact legal status of the Footpath prior to commencing works. For further information contact [etc.PROW@derbyshire.gov.uk](mailto:etc.PROW@derbyshire.gov.uk) or call 01629 533190.

Kind regards

**Sue Highley | Project Engineer - Development Control | 01629 538697 | 0791 773 9339**

Economy, Transport and Environment | Derbyshire County Council  
County Hall, Matlock, Derbyshire, DE4 3AG

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**From:** Steven Mott <[Steven.Mott@southderbyshire.gov.uk](mailto:Steven.Mott@southderbyshire.gov.uk)>

**Sent:** 25 March 2022 11:58

**To:** Sue Highley (Place) <[Sue.Highley@derbyshire.gov.uk](mailto:Sue.Highley@derbyshire.gov.uk)>

**Subject:** DMPA/2021/1880 - Proposed extensions at Muller Milk, 4000 Park Ave, Dove Valley Park

Hi Sue,

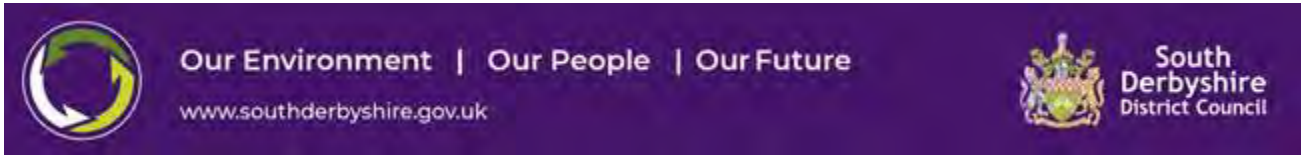
I wondered if you'd be able to look at this planning application please. I am under pressure to make a decision on the submission as a lot of jobs are riding on it.

Thanks,

Steve Mott  
Senior Planning Officer (Design) – Development Management  
[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)  
Tel: 07824 563492

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