

PLANNING COMMITTEE – 30th September 2025

Reference Number: 25/00415/FL

Application expiry: 3rd October 2025

Application Type: FULL

Proposal Description: Retrospective application for siting an InPost Parcel Locker

At: Unit 5, Ankerbold Road, Old Tupton, Chesterfield

For: InPost UK

Third Party Reps: 5 Objections

Parish: Tupton

Ward: Tupton

Report Author: Colin Wilson

Date of Report: 9th September 2025

MAIN RECOMMENDATION: Grant permission, subject to conditions

1.0 Background and Assessment of Additional Details

- 1.1 Members will recall that this application was considered at the previous Planning Committee meeting, held on Tuesday 29th July 2025, during which Members took the decision to defer the application to allow for further assessment of the highway safety impacts arising as a consequence of the parcel locker. In reaching the decision to defer the application, Members specifically requested that Officers request a Traffic Impact Assessment from the applicant so that the highway safety implications of the scheme can be fully evaluated.
- 1.3 Subsequent to the July Committee date, Officers have requested additional details from the applicant in the form of a Traffic Impact Assessment. In response to this request, the applicant has submitted a document titled Transport & Deliveries Statement. The document sets out the number of vehicular movements generated in connection with the parcel locker, over a set period of time. This information has been obtained from InPost data. The applicant's submission is set out in full as an appendix to this report (Appendix 1).
- 1.4 The additional details supplied by the applicant establish the average collections/ drop offs occurring within a 14-day period. In terms of customer drop offs and collections, the data provided sets out that there had been an average of 22 customer parcel collections/ drop offs per day over the 14-day period in which the data was taken from. In addition to the customer collections and drop offs, a single daily collection/drop off has been undertaken by a courier van.

- 1.5 Members may recall that Officers recommended conditional approval of the application at the Committee meeting of 29th July. The content of the previous Committee Report remains relevant and the Committee Report has been included as an Appendix to this updated report (Appendix 2).
- 1.6 Officers consider that the data supplied by the applicant further supports the Officer view that the parcel locker the subject of this application will not result in any unacceptable impacts in highway safety terms:
- 1.7 As set out in the Committee Report for 29th July, during two separate Officer visits to the site, Officers observed ample parking opportunities within spaces between already parked vehicles along the eastern side of Ankerbold Road. As both of these visits were undertaken during normal working hours and, in the case of a Tuesday morning visit, hours in which the existing commercial uses on Ankerbold Road operate, Officers are of the view that there is a likelihood that visitors to the parcel locker will have the opportunity to park in a manner that is not unacceptably harmful in highway safety terms. During the hours that the commercial uses are not open, such as in the evening, it is anticipated that parking opportunities within the vicinity of the parcel locker will be more plentiful.
- 1.8 On the basis of the data provided by the applicant, it is apparent that, on average, over a 24-hour period, there was less than 1 visit an hour to the parcel locker in question.
- 1.9 Officers retain the view that the parcel locker is situated within a sustainable location, as a consequence of its position within the defined Settlement Development Limits (SDL) for Tupton. It is therefore anticipated that some visits to the locker could be undertaken by sustainable modes of transport, such as walking or cycling.
- 1.10 Notwithstanding the above, even if each of the trips to the parcel locker in question was undertaken by private motor vehicle, this would still result in an average of less than 1 visit per hour. Whilst Officers accept that certain times within a 24-hour period are likelier to be busier than others, Officers consider that 22 visits to the locker by car or courier van represents a low level of activity throughout the day. On that basis and in the context of the observed available on street parking and the brevity of the customer visits for parcel collections/drop offs, it is not considered that activities associated with the parcel locker would result in any unacceptable highway safety harm. As set out in the 29th July report, the Highway Authority also raised no objections from a highway safety perspective.

2.0 **Summary and Conclusions**

- 2.1 In this case and as set out in the previous Committee Report (Appendix 2), Officers are of the view that the proposed development represents an acceptable form of development within the defined Settlement Development Limits of Tupton. In the context of the wider site's functional commercial appearance, it is considered that the parcel locker would represent an acceptable visual addition to the area. Whilst Officers accept that the proposed

development would result in increased levels of activity within the vicinity of the site, such activity would not result in any significant harm to the existing residential amenity levels of properties in the locality.

- 2.2 Moreover, it is the view of Officers that the development which this application seeks to retain would not result in any unacceptable impacts on highway safety in the vicinity of the site. This Officer view is supported by the consultation response from Derbyshire County Council (DCC) Highways Officers, in which no objections were raised from a highway safety perspective. Furthermore, the data submitted by the applicant since the July Committee indicates that vehicular movements associated with the parcel locker would be low and – in the context of the site's available on street parking provision and the brief nature of the customer visits to the site – Officers are of the view that retention of the parcel locker would not result in any unacceptable highway safety impacts.

3.0 Recommendation

- 3.1 On the basis of the above considerations, Officers recommend that planning permission is **APPROVED** subject to the following condition with the final wording delegated to the Planning Manager (Development Management):-

Conditions

No	Condition	Reason
1.	The external finish of the click and collect facility hereby approved shall be permanently so maintained as specified on the approved plan 'Existing and Proposed Elevations - L(02)101 P1'.	In the interests of the character and appearance of the area.