

**From:** [clerk](#)  
**To:** ["sarah.pearce@ambervalley.gov.uk"](mailto:sarah.pearce@ambervalley.gov.uk)  
**Subject:** Planning Application AVA/2020/0163  
**Date:** 03 July 2020 14:28:00

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Dear Sarah,

The Town council object to AVA/2020/0163 **28 Cemetery Road Belper Derbyshire DE56 1EJ.**

Erection of 2 no. new dwellings on land to rear of no. 28 Cemetery Road  
construction of a new access driveway

There are several grounds:

This application is in the World Heritage Buffer Zone and would impact on views down the Derwent Valley, altering the landscape character of the area. Currently the top site is heavily wooded, and the trees provide a screen for the houses below Crich lane on Stonyfield bank. There appears to no mitigation in this application for this tree felling, which will have a very detrimental impact on both the environmental integrity and the character of the area.

The lower of the two buildings is effectively in a garden, and very close to the neighbouring property, and would cause an unacceptable loss of light and intrusion to that properties inhabitants. Plot one looks directly to bathroom and bedroom windows of residents.

Access off this narrow lane would be very difficult, with poor visibility. The application is misleading as it talks about existing site access - there is none - there is a gate that has not been used for many years, as the vegetation will attest. Access is steep and would likely be a problem in the winter, which could lead to causing more issues for an area with existing parking problems. Bringing bins for curb side collections would be extremely difficult. Currently the access for the land is left to scrub with what appears to be dumping of building materials (We would appreciate if you could ask the environmental officer to investigate, as this is currently an eyesore, and there also appears to be a somewhat ramshackle arrangement of animal sheds (?) at the top of the field - We are unaware if they have or require permission. Regardless, this access has not been used for a very many years.

Belper Town Council urge refusal of this application

Kind Regards

Emma Smith

Town Clerk

Belper Town Council, St John's Chapel, The Butts, Belper, DE56 1HX

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