

## clerk

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**From:** Apprentice  
**Sent:** 19 February 2020 12:37  
**To:** clerk  
**Subject:** FW: [OFFICIAL] Re: Belper North Planning Applications

**From:** Cllr Bellamy, Ben <ben.bellamy@ambervalley.gov.uk>  
**Sent:** 19 February 2020 12:36  
**To:** Apprentice <Apprentice@belpertowncouncil.gov.uk>; Ruth Bellamy <cllrruth.bellamy@belpertowncouncil.gov.uk>  
**Cc:** Cllr Monkman, Emma <emma.monkman@ambervalley.gov.uk>  
**Subject:** [OFFICIAL] Re: Belper North Planning Applications

I have 'called in' this application with the following comments

RE AVA/2020/0157

This proposal is for a new build dwelling in the World Heritage Buffer Zone and the Green Belt.

My view is that in line with NPPF para 184. *"Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value<sup>61</sup>. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations<sup>62</sup>.*" ,this application should be refused.

The site is close to the most popular and prominent footpath from the west side of the World Heritage site, and just yards from a grade 2 listed house. It forms part of a prominent view into the heart of the World Heritage site for walkers, framing the agricultural rural scene with the prominent mill. It is this setting for which the World Heritage Site was prescribed. It also sits within the Greenbelt.

The proposal is contrary to EN1, EN2 and EN29. The applicants supposition that EN1 is out of date is based on a false premise, that EN1 is a policy for housing. It is not - it is a policy for protecting the greenbelt and the environment.

The public benefits of a new dwelling on the site would not outweigh the potential for harm to the Outstanding Universal Value of the world heritage site. Given that the borough has over a 5 year housing supply, there is no need for this development, and as such it should be refused. Even if there was not a 5 year

housing supply, this proposals contribution to the housing supply would be minimal, and would not outweigh the need to preserve and enhance the World Heritage Site."

I would suggest a similar response from the Town council,

Best

Ben

**Councillor Ben Bellamy | Belper North**  
**Deputy Leader and Cabinet Member for Regeneration and Community Safety**  
**Amber Valley** Borough Council  
Town Hall, Ripley, Derbyshire, DE5 3BT  
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*Making a Difference for Amber Valley.*

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**From:** Apprentice <[Apprentice@belpertowncouncil.gov.uk](mailto:Apprentice@belpertowncouncil.gov.uk)>  
**Sent:** 19 February 2020 10:03  
**To:** Ruth Bellamy <[cllruth.bellamy@belpertowncouncil.gov.uk](mailto:cllruth.bellamy@belpertowncouncil.gov.uk)>  
**Cc:** 2020Councillors <[2019Council@belpertowncouncil.gov.uk](mailto:2019Council@belpertowncouncil.gov.uk)>  
**Subject:** Belper North Planning Applications

**Consultation Date - 14/Feb/2020**

RefVal: [AVA/2020/0157](#)  
Address: Land Adj To Chevin Green Farm, Chevin Road, Belper, Derbyshire, ,  
Proposal: Erection of dwelling (outline) (the proposal is a Departure to the Adopted Development Plan)  
Date Valid: 14/Feb/2020  
Decision Expected: 3/Apr/2020  
Decision Issued:  
Applicant: Chevin Homes (Derby) Ltd 44 Friar Gate, Derby, DE1 1DA,  
Agent: Mr Richard Pigott Planning & Design Practice Ltd, 3 Woburn House, Vernon Gate, Derby, DE1 1UL, United Kingdom  
Parish: Belper Ward: Belper North  
Officer: Mark Penford ([mark.penford@ambervalley.gov.uk](mailto:mark.penford@ambervalley.gov.uk))  
Consultees: DCCCON, DCCHB, LOT, DVMWHS, APAR,

Kind Regards,  
Claire

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