

Agenda Item 10 (a)

Recommendations from the Planning Committee meeting for comments on the following planning applications:

**(a) AVA/2021/0421 - Former Fuchs Site Derby Road Belper Derbyshire
Proposed restoration and conversion of existing warehouse and stables building into apartments and AVA/2021/0428 - Former Fuchs Site Derby Road Belper Derbyshire
Listed building consent for proposed restoration and conversion of existing warehouse and stables building into apartments**

1. This application is welcomed as an important development of a prominent brownfield site in the town. It offers 16 apartments and 25 parking spaces with gardens and amenity provision.
2. We have noted the other consultees comments and agree with them particularly the need to retain the stone wall boundary for heritage and importantly security reasons.
3. We refer the applicants to the Belper Neighbourhood Plan as this is a nominated site in the plan under NPP23, this makes detailed reference to the site and particularly the evidence collected from the Environment Agency concerning the management of the Coppice Brook culvert through the site.
4. We refer the applicants to the particular Neighbourhood Plan policies
 - NPP10 concerning Flood management policies
 - NPP12 on Energy efficiency
 - NPP15 on the use of renewable energy
 - NPP17 on the promotion of low emission vehicle use.
5. In principle we support this application though want evidence that will show the development as a site which gives maximum support to reducing carbon emissions in support of the Belper Town Climate Emergency policy.

(b) AVA/2021/0450 - Change of use from retail use (Use class E(a)) to public house (sui generis) to be used in conjunction with an existing public house next door at 61 King as additional trading area and seating area (This may affect the setting of the Conservation Area), Knickers and Things, 59 King Street, Belper

Recommend that the Clerk write to AVBC Licensing Department for confirmation of what the ratio is for drinking establishments in the town

(c) AVA/2021/0390 - Widen existing vehicle access to provide off road parking area, 85 Over Lane Belper

Recommend that the single dropped kerb is not extended as a double dropped kerb would reduce available on street parking for residents, which is already limited

(d) TRE/2021/0972 - Various tree works T1, T4, T7, T8, T9, T11.1, T12, G9, St Elizabeth House, Matlock Road, Belper and TRE/2021/0972 - T2, T5, T6, T7.1, T7.2, T11, G1, St Elizabeth House, Matlock Road, Belper

The Council notes further tree works and requests more information on what works/development is actually being carried out at the site

(e) AVA/2021/0565/ - Replacement of 3 existing garages with a new detached single storey dwelling

Recommend Amber Valley Borough Councillors for Belper South Ward call in the application to the planning board