

MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 4 JANUARY 2022 AT ST JOHN'S CHAPEL, THE BUTTS , BELPER

PRESENT Councillors Harris (In the Chair), Dwyer, Kennedy and Mallett, co-opted members H Jackson, G Mansell and W Mitchell

IN ATTENDANCE Cllr Porter and Debra Townsend (Town Clerk)

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- PC/72 APOLOGIES FOR ABSENCE**
Cllr Watson.
- PC/73 VARIATION OF ORDER OF BUSINESS**
RESOLVED that Items 10 and 11 on the Agenda be considered before Item 8.
- PC/74 DECLARATION OF MEMBERS' INTERESTS**
None
- PC/75 RECORDING AND FILMING OF COMMITTEE MEETINGS**
None
- PC/76 CONFIDENTIAL ITEMS**
None
- PC/77 PUBLIC PARTICIPATION**
None.
- PC/78 MINUTES OF THE PLANNING COMMITTEE MEETING ON 7TH DECEMBER 2021**
RESOLVED that the Minutes of the Planning Committee meeting held on 7th December 2021 be agreed as a true and accurate record subject to an amendment to those present to include G. Jones.
- PC/79 FEEDBACK ON MEETING WITH UNITARIAN CHAPEL**
With the permission of the Chair, Cllr Porter provided an update following his meeting with AVBC to discuss planning concerns raised by the Unitarian Church relating to a neighbouring property. He confirmed that the neighbouring property did not need to get planning permission for installation of a window in a shared wall as this was not a protected property. He had advised the Chapel of this, and no further concerns had been raised.
RESOLVED that the Town Clerk write to the Conservation Officer asking for an explanation of the process for this decision, and why this property was not protected.
- PC/80 CONSIDERATION OF AVBC RESPONSE TO THE LOCAL PLAN**
With the permission of the Chair, Cllr Porter reported that he had suggested that AVBC's Scrutiny Committee investigates the usefulness of the role of the Neighbourhood Plan when considering the Local Plan. There would be a meeting on 12th January 2022 which Cllr Harris as Chair of the Neighbourhood Planning Committee would attend.
- PC/81 PLANNING APPLICATIONS**
a) TO CONSIDER APPLICATIONS/APPEALS RECEIVED FROM THE PLANNING AUTHORITY AND TO SUBMIT COMMENTS FOR RECOMMENDATION TO FULL COUNCIL
RECOMMEND to Full Council the following comments on planning applications circulated:

AVA/2021/1274. 23 Green Lane, Belper. DE56 1BY. Front elevation change including raised roofline with single storey rear extension.

The Planning Committee accept that whilst there are no grounds for objection to this application, that the Planning Authority be asked to give consideration to any overlooking issues, and also that a more comprehensive heritage statement would have been beneficial for this application.

AVA/2021/1278. 15 Market Place, Belper, DE56 1FZ. Installation of shutter to shop front. Replacement of first floor patio door with window. Replacement of corner stonework and making good of front wall pointing. Installation of letter box through front wall.

An objection to be raised to this application on the following grounds; that the shutters do not contribute to the street scene (Neighbourhood Plan NPP5), and there does not appear to be a commercial need for shutters in this area.

AVA/2021/1283. 41B Sunny Hill, Milford, Belper, DE56 0QR. Single storey rear extension and cladding to the front elevation.

An objection to be raised to the cladding that is included as part of this application on the grounds of the Neighbourhood Plan (LCA05) identifies that “20th century residential development not in keeping with local vernacular reduces the quality of the area”

AVA/2021/1291. 1 Fullers Close, Milford, Belper, DE56 0SA. Solid roof conservatory to the rear.

That although there is no grounds for objection to this proposal, it should be noted that aesthetically, this development will interrupt a coherent row of houses that are all similar, and therefore will disturb the street scene.

b) PLANNING DECISIONS

Noted

c) Applications/Appeals circulated after the agenda was issued; RECOMMEND to Full Council the following comments on planning applications circulated after the agenda was issued;

AVA/2021/1260. Belper Town Football Club, Bridge Street, Belper, DE56 1BA. 1st Floor Classroom / Function Suite extension to existing Clubhouse and new balcony over stand (This application may affect the setting of a Listed Building and a Conservation Area).

The Town Council support this application. However, in line with the Neighbourhood Plan (NPP12 and 15), the Planning Authority be requested to pursue the options of renewable and sustainable energy and transport on this site, as none appear to have been considered within the current application.

PC/82

FEEDBACK ON MEETING WITH AVBC TREE OFFICER

Cllr Kennedy reported that he had attended a meeting with the AVBC Tree Officer who had confirmed that when an application was submitted for work, all information needed should be within the application. He added that any work within a conservation area would need planning permission but outside would not unless trees were subject to a TPO. He requested that if Members believed unauthorised work was taking place on trees to contact the Tree Officer and he would follow up any concerns.

The next Meeting to take place on 1st February 2022 at 7pm at St John's Chapel.

The meeting closed at 8.35 pm.

SignedChairperson

1st February 2022