

**MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 7<sup>th</sup>  
FEBRUARY 2023 AT 7.00 PM AT ST JOHN'S CHAPEL, THE BUTTS , BELPER,  
DE56 1HX**

**PRESENT** Councillor Harris (Chair) and Councillors Kennedy, Mallett, Watson and co-opted members H Jackson, G Mansell and W Mitchell

**IN ATTENDANCE** Tina Faloon (Assistant Town Clerk)

**PC/169 APOLOGIES FOR ABSENCE**

No apologies were received

**PC/170 VARIATION OF ORDER OF BUSINESS**

None

**PC/171 DECLARATION OF MEMBERS' INTERESTS**

None

**PC/172 RECORDING AND FILMING OF COMMITTEE MEETINGS**

None

**PC/173 CONFIDENTIAL ITEMS**

None

**PC/174 PUBLIC SPEAKING**

None.

**PC/175 MINUTES OF THE PLANNING COMMITTEE MEETING ON 3<sup>rd</sup>  
JANUARY 2023**

**RESOLVED** that the Minutes of the Planning Committee meeting held on 3<sup>rd</sup> January 2023 be agreed as a true and accurate record.

**PC/176 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/2022/1010 Milford Mills Development Derby Road Milford Belper Derbyshire**

**Proposal: Listed Building Consent: Variation of condition 2 of AVA/2021/0046 to refer to revised plans relating to the Dye House restoration and demolitions.**

The Committee are disappointed that the variations to the previous application have not been set out in the new application.

The Committee are concerned that single glazed windows are still being specified; *NPP12 Energy Efficiency and High Quality Design* states that energy demands should be reduced and the applicant should look for every opportunity to make energy savings. Despite the need to retain the original single glazed metal windows, it would be reasonable to expect every effort to be made to install double glazing or secondary glazing.

Historic England guidance: *Energy Efficiency and Historic Buildings: Secondary Glazing for Windows, Section 4.7 refers to the Building Regulations, Controlled Fittings, Clause 4.19, 'where there is a need to maintain the external appearance of the façade or the character of the building, existing single glazed windows be supplemented with secondary glazing fitted with low-e glazing'.*

**AVA/2022/1069 68 The Fleet Belper Derbyshire DE56 1NW**

**Proposal: Installation of side patio door (this may affect the setting of a listed building).**

The Committee question the practicality of the position of the patio door in relation to the finished external floor level.

**AVA/2022/1097 3 South View Milford Belper Derbyshire DE56 0RH**  
**Proposal: Extension to outbuilding to form motorcycle store.**

The Committee object to the development as the roofline and design are not in keeping with neighbouring properties. They also question the long-term viability of accessing the motorcycle store through a pedestrian access.

**AVA/2022/1115 The Studio 57A Chapel Street Belper Derbyshire DE56 1AR**

**Proposal: Outline application for redevelopment of backland plot to provide a new detached residential property with off road parking (This proposal may affect the character and appearance of a conservation area).**

The Committee object to the submission of an Outline Application on this site which is within the World Heritage Site. Furthermore, the Heritage Assessment is inadequate for this site which fronts onto New Road and is within the World Heritage Site.

*NPP 13 A Mix of Housing Types* states that, 'dwellings within a 5 minute walk of the Town Centre should include level access accommodation.' The Committee do not feel that a 4 bedroom single dwelling house is appropriate for this site but welcome the potential use of a brownfield site and believe that higher design quality and smaller units which meet the identified needs of the town would be more appropriate.

*NPP 5 Protecting the Landscape Character of Belper Town Centre* states that development proposals should enhance the retail and community core within the Town Centre boundary.

**AVA/2022/1119 204 Sandbed Lane Belper Derbyshire DE56 0SN**  
**Proposal: Outline application for the conversion and extension of a garage / workshop to form a detached dwelling including vehicular and pedestrian access.**

The Committee note that this property actually fronts Highwood Avenue and object to the specification of the cladding which is not in keeping with the red brick housing in the neighbouring area. The application does not meet the requirements of *NPP15 Increasing the use of renewable energy*, as there are no electric charge points and no reference to the use of renewable energy within the proposal.

**AVA/2023/0004 Parks Estate Community Centre Park Road Belper Derbyshire DE56 1LN**

**Proposal: Erection of building to be used as a community centre**  
The Committee support this application and recognise the efforts made to mitigate climate deterioration. They note the specification of passive ventilation, LED lighting and an air source heat pump which meet the requirements of *NPP 15 Increasing the Use of Renewable Energy*'.

**AVA/2023/0029 Land West Of Broadholme Lane Belper Derbyshire**

**Proposal: Change of use of garage building to dwelling (to be used as holiday accommodation)**

The Committee object to this application; the site is within the World Heritage Area Buffer Zone and is currently amenity space. Development of this nature, even for 'holiday accommodation', would change the land use to residential.

The following policies should be noted:

*NPP 11 Protecting Heritage Assets*'.

*NPP 9 Protecting the Landscape Character of Bullsmoor and Belper Rural Fringe East, Belper Cemetery and Rural Fringe North.*

*NPP 1 Sustainable Development and the Built Framework.*

b)

**PLANNING DECISIONS - APPEAL DECISION**

**APP/M1005/W/22/3306736**

**Proposal: St Elizabeth House, Matlock Road, Belper DE56 2JD**

The Committee noted that the Appeal was dismissed.

The Committee remain very concerned about the condition of the structure and the surrounding site. The Assistant Clerk will write to AVBC Development Control to ask whether the site was inspected following the comments made by Belper Town Council and what the results were.

**APP/M1005/W/22/3300885**

**App address:** Land Adj 57 Chestnut Avenue Chestnut Avenue Belper Derbyshire

**Proposal:** Demolition of lean-to garage and erection of detached dwelling

The Committee noted that this appear was allowed.

**PC/177 NATIONAL PLANNING POLICY FRAMEWORK CONSULTATION**

Responses to this consultation must be made by the 2<sup>nd</sup> March 2023. The Assistant Clerk will circulate a Summary document to all members.

**b) Planning Decisions**

Noted

**c) Applications/Appeals circulated after the agenda was issued.**

None

The meeting closed at 7.50 pm.

The next Meeting to take place on Tuesday 7<sup>th</sup> March 2023 at 7pm at St John's Chapel.

Signed .....Chair

7<sup>th</sup> March 2023

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