

**NOTES OF THE INQUORATE PLANNING MEETING
HELD ON TUESDAY 4TH APRIL 2023 AT ST JOHN'S CHAPEL,
THE BUTTS , BELPER**

PRESENT: Councillors Harris and Mallett and co-opted members H Jackson, G Mansell and W Mitchell

IN ATTENDANCE: Debra Townsend (Town Clerk)

APOLOGIES: Councillor Steve Kennedy

THIS MEETING WAS INQUORATE AND THEREFORE ANY RESPONSES CANNOT BE CONSIDERED AS A FORMAL RESPONSE FROM THE PLANNING COMMITTEE. HOWEVER ALL APPLICATIONS AS SUBMITTED WERE CONSIDERED BY THOSE MEMBERS PRESENT AND THE FOLLOWING SUGGESTED RESPONSES ARE SUBMITTED TO FULL COUNCIL TO AGREE A FORMAL RESPONSE TO BE FORWARDED TO THE PLANNING AUTHORITY.

PLANNING APPLICATIONS SUGGESTED RESPONSES;

AVA/2022/1004 22 Quarry Road Belper Derbyshire DE56 1PR

Proposal: Proposed two storey side extension (this may affect the setting of a listed building)

No comments

AVA/2022/1097 3 South View Milford Belper Derbyshire DE56 0RH

Extension to outbuilding to form motorcycle store (this may affect the setting of the Conservation Area)

The roofline amendments are noted but feel that the use of pedestrian access remains a difficulty and legalities of this should be explored.

AVA/2023/0121 38 George Street Belper Derbyshire DE56 1DL

Replacement of main and side elevation roofs. Replacement of leaking roof light and Insertion of conservation style roof light to the main roof. Repair existing chimney stacks and install missing chimney pots as close to original as possible. Install new gates on main drive entrance (this may affect the setting of a listed building and Conservation Area).

Object to this proposal as proposed gates were considered not to be in keeping with the local surrounding area and other properties. This was a very visible property in the conservation area. The Planning Authority is requested to ensure that the Conservation/Heritage Officer is approached to provide advice on alternative options where the size and style might be more appropriate.

AVA/2023/0162 38 George Street Belper Derbyshire DE56 1DL

Proposal: Listed building consent for the replacement of main and side elevation roofs. Replacement of leaking roof light and insertion of conservation style roof light to the main roof. Repair existing chimney stacks and install missing chimney pots as close to original as possible. Install new gates on main drive entrance.

Object to this proposal as proposed gates were considered not to be in keeping with the local surrounding area and other properties. This was a very visible property in the conservation area. The Planning Authority is requested to ensure that the Conservation/Heritage Officer is approached to provide advice on alternative options where the size and style might be more appropriate.

**AVA/2023/0140 Whitehouse Farm 153 Belper Lane Hilltop Belper Derbyshire
Proposal: House type substitutions on Plot 70, Plot 78, Plot 83, Plot 85, Plot 89,
Plot 110, Plot 111, Plot 113**

Object to this proposal on the following grounds;

- a) There was insufficient information in the amended application to allow Cllrs or members of the public to compare the amendment with the original proposal without difficulty.
- b) The Secretary of State reviewed this application on appeal -29th June 2020 - Ref. PP/M1005/W/17/3188009
<https://info.ambervalley.gov.uk/WebServices/AVBCFeeds/ldoxEDMJSON.aspx/StreamldoxEDMDoc?docId=1041345&docApplication=planning>
A balancing exercise had been carried out to ensure public benefit was greater than harm. Belper Town Council consider that the substitution of house types by pairs of three-bed semi detached properties to four-bed detached skews the public benefits balancing exercise and erodes any benefit previously identified, which must be addressed.
- c) Contrary to Belper's Neighbourhood Plan:
 - NPP13 .2 Developers must show how local need has been considered if different house types and bedroom numbers are proposed. The Housing Needs Assessment does not identify a need for larger homes.
 - NP17.3 New developments should either;
 - i. Provide off road charging infrastructure; or
 - ii. Ensure that electrical infrastructure within all developments is capable of the future addition charging structure in terms of anticipated load capacity; or
 - iii. Provide publicly accessible ultra-low emissions vehicle and e-bike charging points.
- d) There is no amendment to the transport plan to include assurances that parking remains appropriate. This should be completed before further consideration can be given to this application.

**AVA/2023/0163 1 George Street Belper Derbyshire DE56 1DL
Replacement of roofs and rainwater goods (this may affect the setting of a listed building and Conservation Area)**

Object to this proposal on the following grounds;

- a) This is a retrospective application for work on a heritage building in a conservation area. The work has already been started in contravention of planning requirements.
- b) There is no application for listed building consent or a Heritage Statement.
- c) The replacement roof slate is not like-for-like which detracts from the area.
- d) The cast iron rainwater goods and the rise and fall brackets have been removed and replaced with plastic which is highly inappropriate in this setting.

**AVA/2023/0178 17 Crown Terrace, Belper, Derbyshire, DE56 1BD
Single storey extension to front (this may affect the setting of a listed building and character and setting of the conservation area)**

Object to this proposal as there is not a comprehensive Heritage Statement. The one that is attached does not address the importance of the building, only the surrounding area. Unless this is submitted the application cannot be adequately assessed.

AVA/2023/0198 Elephant And Peacock Derby Road Milford Belper Derbyshire DE56 0QW

Advertisement consent for logo name on front of building, logo name on back of building, fascia board on front, highways pub sign and fascia board on back of building (this may affect the setting of a listed building and Conservation Area)

No comment.

The next meeting will take place on Tuesday 2nd May 2023 at 7.00 pm at St. John's Chapel.

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