

MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 6 DECEMBER

2022 AT ST JOHN'S CHAPEL, THE BUTTS , BELPER

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/161 APOLOGY FOR ABSENCE

No apologies were received

PC/162 VARIATION OF ORDER OF BUSINESS

None

PC/163 DECLARATION OF MEMBERS' INTERESTS

None

PC/164 RECORDING AND FILMING OF COMMITTEE MEETINGS

None

PC/165 CONFIDENTIAL ITEMS

None

PC/166 PUBLIC SPEAKING

None.

PC/167 MINUTES OF THE PLANNING COMMITTEE MEETING ON 1st NOVEMBER 2022

RESOLVED that the Minutes of the Planning Committee meeting held on 1st November 2022 be agreed as a true and accurate record.

PC/168 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/2022/0863 AVA/2022/0863

Former Fuchs Site, Derby Road, Belper, Derbyshire.

Proposal: Proposed restoration and conversion of existing warehouse and stables building into apartments (resubmission of AVA/2021/0421) (This proposal may affect the setting of a listed building and / or the character and appearance of a Conservation Area)

AVA/2022/0864

Former Fuchs Site, Derby Road, Belper, Derbyshire.

Proposal:

Listed building consent for proposed restoration and conversion of existing warehouse and stables building into apartments (resubmission of AVA/2021/0428)

The Committee note that the application takes account of NPP11 *protecting heritage assets* in respect of the reinstatement of an historic building.

Recommend that an objection be submitted. 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. The Committee would expect to see the use of solar panels on the new (south facing) roof. The Committee also note that existing soft landscaping details are very limited and provide poor amenity value and no noise reduction and would expect a more extensive soft landscaping scheme to be proposed in due course.

AVA/2022/0928

Belper Clinic, Babington Hospital, Derby Road, Belper, Derbyshire, DE56 1WH,

Proposal: Demolition of existing health clinic and construction of a new health centre, access and internal road layout, substation, landscaping and associated works (This may affect the setting of a Listed Building and/or Conservation Area)

Recommend that an objection be submitted. The Committee welcome the provision of health services in Belper Parish and the commencement of the *redevelopment of the Babington Hospital site* in accordance with NPP25. The Committee also note that the application takes account of *NPP15 Increasing the use of Renewable Energy*, including a range of energy efficient elements including charging points, together with the provision of a Changing Places Toilet.

However, the proposal does not meet the requirements of *NPP11 Protecting Heritage Assets*, with the proposed external finishes and roof failing to complement the existing materials and architectural detailing of the site.

AVA/2022/0948

Pear Tree Cottage, Hopping Hill, Milford, Belper, Derbyshire, DE56 0RJ

Proposal: Listed building consent for proposed rear extension, replacement windows and gutters and new back door.

Noted.

AVA/2022/0966

Lester & Nix Ltd, 11 - 13 King Street, Belper, Derbyshire, DE56 1PW,

Proposal: Replacement 9no. timber sash windows at first floor level to front and rear (this may affect the setting of the conservation area)

Recommend that an objection be submitted. The Committee note and concur with the comments of the Heritage Consultant for AVBC that, ‘In this context, the proposed replacement of the sash windows with uPVC would not preserve or enhance the character of the Conservation Area. The authenticity of historic fixtures and fittings is an important factor which is factored into the Outstanding Universal Value of the World Heritage Site. As this is a key component of the built settlement, the proposal is harmful and does not meet the objectives of the World Heritage Site Management Plan (para. 2.26.). It is also contrary to Policy EN27 and Policy EN29 of the Amber Valley Local Plan, which is tied to the objectives of the WHS Management Plan. Where development is harmful to a designated heritage asset, under paragraph 202 of the NPPF, we do need to consider whether there are any public benefits that might outweigh the harm.

AVA/2022/0930 12 Field Lane, Belper, Derbyshire, DE56 1DE

Proposal: Replacement of timber single glazed windows with timber double glazed windows (this may affect the setting of a listed building and Conservation Area).

Recommend that an objection be submitted. The application should provide a like-for-like replacement of the existing windows as the current proposal does not replicate the box frame seen in traditional sash windows.

The Committee asked that a letter be sent to AVBC asking them to seek a Heritage Consultant’s view on the suitability of installing double glazed windows into an un- Listed building within a Conservation Area.

AVA-2022-0900 Primrose Wood, Crich Lane, Belper, Derbyshire.

Proposal: Variation of condition 2 (approved plans) of AVA/2018/0025 to amend approved design drawings.

The Committee note that the application takes account of *NPP12 Energy Efficiency* and *NPP15 Increasing the Use of Renewable Energy*.

Recommend that an objection be submitted. The design does not take into account any of the Belper Parish requirements for a high design quality, set out in *NPP12 High Quality Design, using a narrow colour palette in local materials, appropriate to their location and context*.

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)

Recommend that an objection be submitted. No design, access or heritage statement has been submitted and the application cannot be considered without these, due to the status as a Listed Building.

Any future application should address the requirements of *NPP12 High Quality Design, using a narrow colour palette in local materials, appropriate to their location and context.*

AVA-2022-0919

44 Long Row, Belper, Derbyshire, DE56 1DS Proposal:

Replace conservatory with a timber flat roof (with rooflight) plus new bifold doors. Renovation works to existing slate roof. Replacement of rear window to 1st floor, re-introduction of outside toilet and door to outbuilding. Remove and replace existing garage building (this may affect the setting of a listed building and Conservation Area)

AVA-2022-1021

44 Long Row, Belper, Derbyshire, DE56 1DS, Proposal:

Listed building consent - Replace conservatory with a timber flat roof (with rooflight) plus new bi-fold doors. Renovation works to existing slate roof. Replacement of rear window to 1st floor, re-introduction of outside toilet and door to outbuilding. Remove and replace existing garage building.

Recommend that an objection be submitted. The Committee wish to see the inclusion of an electric charge point within the scheme in accordance with *NPP17 Increasing the Use of Electric Vehicles.*

b) Planning Decisions

Noted

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

None

d) Consultation on amended plans submitted to AVBC.

The Committee do not feel that it is reasonable for members to check all applications for subsequent amendments. Members asked that the Deputy Clerk write to AVBC requesting details of the guidance that is used for determining which planning amendments they re-issue for consultation, noting that it is Listed Buildings and properties within Conservation Areas which are of particular concern.

The meeting closed at 8.15 pm.

The next Meeting to take place on 3rd January 2023 at 6pm at St John's Chapel.

SignedChair

3rd January 2023

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