

**MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 5 JULY 2022  
AT ST JOHN'S CHAPEL, THE BUTTS , BELPER**

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

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

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- PC/135 APOLOGY FOR ABSENCE**  
An apology for absence was received from Helen Jackson
- PC/136 VARIATION OF ORDER OF BUSINESS**  
None
- PC/137 DECLARATION OF MEMBERS' INTERESTS**  
None
- PC/138 RECORDING AND FILMING OF COMMITTEE MEETINGS**  
None
- PC/139 CONFIDENTIAL ITEMS**  
None
- PC/140 PUBLIC SPEAKING**  
None.
- PC/141 MINUTES OF THE PLANNING COMMITTEE MEETING ON 7<sup>th</sup> JUNE 2022**  
**RESOLVED** that the Minutes of the Planning Committee meeting held on 7<sup>th</sup> June 2022 be agreed as a true and accurate record.
- PC/142 TERMS OF REFERENCE**  
The amended Terms of Reference were noted. A hard copy would be circulated to all Committee members.
- PC/143 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/2022/0527 63 Long Row, Belper, Derbyshire, DE56 1DR, Rear single storey infill extension.**  
The Committee had some concerns about the visual impact of rear extensions, when viewed from William Street, but have no strong objections to the proposal, which is similar to many others which have been undertaken already.
- AVA/2022/0551 22A Market Place, Belper, Derbyshire, DE56 1FZ, Replacement of 6 no. timber sash windows at first and second floor level along front elevation of existing building. (this may affect the setting of a listed building and Conservation Area).**  
The Committee would prefer to see timber, double glazed windows installed as replacements, rather than uPVC.
- 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/2022/0586 Land Off Derwent Street Derwent Street Belper Derbyshire, Outline planning application with all matters reserved except for access for the proposed redevelopment of land for residential purposes for 60 new dwellings as follows: (1) purpose-built, supported living accommodation for working adults in the over 55 age groups (C3 use); (2) extra care living for older people over 55 where the level of care is not intensive in nature (C2 use), or (3) age-appropriate housing for older people over 55 (C3 use). (This may affect the setting of a Listed Building and/or Conservation Area).**

In view of the fact that the consultation documents were only received shortly before this meeting, an extension to the deadline for our consultation response had been requested due to the importance of the application.

**AVA/2022/0496 Land to Rear of 70 Over Lane, Over Lane, Belper, Derbyshire, Outline planning application for the construction of 5 detached dwellings with some matters reserved (Access to be determined).(The proposal is a Departure from the Adopted Local Plan).**

The Clerk had requested an extension to the Consultation period until the 13<sup>th</sup> July 2022. It was noted that the access to this site was within the Belper Parish but that the majority of the site lay within the Denby Parish. That an objection be submitted to this application for the following reasons:

- Contra to NPP1 as part of the development is outside the Built Framework Boundary.
- Contra to NPP6 as the proposal did not protect the landscape character of the Eastern fringe of the Green Belt. There was no outstanding need for this development on Green Belt and the review of the Greenbelt by Amber Valley Borough Council did not propose the removal of this land from Greenbelt.
- There were significant concerns around the access to the site which was very narrow.
- The development did not meet the identified local need for small properties in accordance with NPP13.

**PC/144 STREET NAMING AND NUMBERING APPLICATION CONSULTATION RESOLVED that the new road name proposals be accepted, with the exception of House Farm Drive, which should be named Whitehouse Farm Drive. A formal response to be submitted to Amber Valley Borough Council.**

The next Meeting to take place on 6<sup>th</sup> September 2022 at 7pm at St John's Chapel.

The meeting closed at 7.55 pm.

Signed .....Chair  
6<sup>th</sup> September 2022