

**MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 7TH JUNE 2022
AT ST JOHN'S CHAPEL, THE BUTTS , BELPER**

PRESENT Councillors Bryan, Harris, Kennedy and Watson and coopted members H Jackson, G Mansell and W Mitchell

IN ATTENDANCE Debra Townsend (Town Clerk)

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- PC/122 TO APPOINT A CHAIRPERSON**
RESOLVED that Cllr Harris be appointed Chair for the ensuing year.
- PC/123 TO APPOINT A VICE-CHAIRPERSON**
RESOLVED that Cllr Bryan be appointed Vice-Chair for the ensuing year
- PC/124 APOLOGIES FOR ABSENCE**
An apology for absence was received from Cllr Mallett.
- PC/125 VARIATION OF ORDER OF BUSINESS**
None
- PC/126 DECLARATION OF MEMBERS' INTERESTS**
None
- PC/127 RECORDING AND FILMING OF COMMITTEE MEETINGS**
Noted
- PC/128 CONFIDENTIAL ITEMS**
None
- PC/129 PUBLIC SPEAKING**
None
- PC/130 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 3RD MAY 2022**
RESOLVED that the Minutes of the Planning Committee held on 3rd May 2022 be agreed as a true and accurate record.
- PC/131 TERMS OF REFERENCE**
Noted
- PC/132 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/2022/0361. 8A Strutt Street, Belper, DE56 1UN. 3 flag mounted hanging signs.**
Object to this application on the grounds that one of the flag mounted hanging signs (on Cheapside) is contra to the Neighbourhood Plan NPP5 1B:
NPP 5 Protecting the Landscape Character of Belper Town Centre (LCA 02)
1. In LCA 02 development proposals should demonstrate how they...b) provide a clear distinction with surrounding residential areas.
This signage is facing residential properties and therefore does not meet the above requirement.

AVA/2022/0371. Milford Mill Cricket, Derby Road, Milford, Belper. Erection of indoor cricket facility and community centre.

Object to this application as this is contra to Neighborhood Plan NPP 22 which covers Belper Mills. Proposed usage for this site has been identified and does not cover recreation use. In addition, safe-guarding issues have been identified as the proposed development gives rear access to the adjacent school. There is insufficient car-parking identified, and there is no community support for this development.

AVA/2022/0372. Land adjacent 158 Crich Lane, Belper. Outline application with access to be agreed for demolition of glasshouses and domestic garage and the erection of 2 no. two storey dwellings.

Object to this application in support of the submitted Highways objection and comments.

AVA/2022/0377. Land South of Belper Meadows Sports Club, Bridge Street, Belper. Formation of new vehicular and pedestrian access into Belper Meadows Sports Club including access control gates (this proposal may affect the setting of a Listed Building and the character and appearance of Conservation area).

Object to this application as it is contra to Neighbourhood Plan NPP 14 Designation of Local Green Spaces. This area is part of the Belper Meadows site, and whilst it is accepted that pedestrian access is required and would be supported, vehicular access is not supported and the following should be taken into account;

1. This site is designated as a Local Green Space and protected for its beauty, recreational value, tranquility and richness of wildlife.
2. Development that would have an adverse effect on the openness or special character of these Local Green Spaces will not be supported except in very exceptional circumstances or if the development clearly enhances the Local Green Space for the purpose for which it was designated.
3. So far as is consistent with their predominantly open and undeveloped character, opportunities to improve public access and recreational use will be encouraged for the benefit of the wider community

AVA/2022/0432. 46 Spencer Road, Belper. Extension to existing access.

Object to this application as it is contra to Neighbourhood Plan NPP 10 (6);

All developments will be expected to be designed to achieve, where appropriate, a net decrease in surface water run-off rates, including through green infrastructure provision such as the planting of native trees and bushes.

This is not being met due to the proposed use of tarmac. A porous surface could mitigate this.

AVA/2022/0437. 45 Marsh Lane, Belper. Widening of accesses and associated landscaping (this may affect the setting of a listed building).

The Committee requests that this application be referred to the Tree Conservation Officer as it affects a tree protected by a Tree Preservation Order.

AVA/2022/0454. Northfield, Matlock Road, Belper. Variation of condition 1 (approved drawings) of AVA/2021/0349, to increase width of dwelling, to provide an internal chimney including external chimney stack. This may affect the setting of a Listed Building and/or Conservation Area.

Whilst there is no objection to this application, the Committee request that in line with NPP 15, the polluting elements of burning any wood matter be minimised.

AVA/2022/0441. Chevin Mount, Farnah Green, Belper. Erection of a detached dwelling.

The Committee would like to comment that there are insufficient details contained within this application, and request that this proposal is withdrawn and additional information is requested, referencing and demonstrating how they meet the requirements of the Neighbourhood Plan including;

NPP 4 Protecting the Landscape Character of the Derwent River Valley and Chevin.

NPP 3 Protecting the Landscape Character of Belper Parish

b) Planning Decisions

Noted

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

RECOMMEND that the following applications be included on the Agenda for the next Council Meeting;

- AVA/2022/0921
- AVA/2022/0495

PC/133 NEIGHBOURHOOD PLAN

Noted

PC/134 AVBC LOCAL PLAN

Noted

The next Meeting will take place on 5th July 2022 at 7pm at St John's Chapel.

The meeting closed at 8.30 pm.

SignedChairperson

5th July 2022