

**MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 3 MAY 2022
AT ST JOHN'S CHAPEL, THE BUTTS , BELPER**

PRESENT Councillors Harris (In the Chair), Dwyer, Kennedy, Mallett and
Watson and coopted members H Jackson, and W Mitchell

IN ATTENDANCE Tina Faloon (Assistant Town Clerk)

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admin@belpertowncouncil.gov.uk**

- PC/113 APOLOGIES FOR ABSENCE**
None
- PC/114 VARIATION OF ORDER OF BUSINESS**
None
- PC/115 DECLARATION OF MEMBERS' INTERESTS**
None
- PC/116 RECORDING AND FILMING OF COMMITTEE MEETINGS**
None
- PC/117 CONFIDENTIAL ITEMS**
None
- PC/118 PUBLIC SPEAKING**
None.
- PC/119 MINUTES OF THE PLANNING COMMITTEE MEETING ON 5th April 2022**
RESOLVED that the Minutes of the Planning Committee meeting held on 5th April 2022 be agreed as a true and accurate record.
- PC/120 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/2022/0286 HSBC, 4 Millersdale Close, Belper, Derbyshire, DE56 1HP, Demolition of existing bungalow and replacement with new single storey bungalow.**
The Committee would like to highlight the need to address NPP15, Increasing the Use of Renewable Energy and NPP17, Increasing the Use of Electrical Vehicle infrastructure in relation to this new build proposal.
- AVA/2022/0326 and AVA/2022/0328, Chevin House, Chevin Road, Milford, Belper, Derbyshire, DE56 0QH, New wood burning stove and flue (this may affect the setting of a listed building and Conservation Area).**
The Committee are satisfied that this proposal does not conflict with NPP8, Protecting the Landscape Character of Milford and Makeney, but would ask that due consideration be given to the installation of the least polluting and most energy efficient stove, in accordance with NPP15.
- AVA/2022/0299 and AVA/2022/0300 St. Elizabeth House, Matlock Road, Belper, Derbyshire, DE56 0JD, Removal of existing uPVC conservatory & erection of a single storey extension to the south-east elevation to form a new kitchen/dining and associated alterations to form annexe dwelling. (This may affect the setting of a Listed Building and character and appearance of a Conservation**

Area)

The Planning Committee noted that previous planning application concerns have been repeated and not addressed by the current proposal. The Committee request that the site should be the subject of a Masterplan scheme, against which individual applications can be assessed. The current application is not part of any overall, coherent scheme, and does not address NPP4 in relation to protecting the landscape character of the Derwent River Valley and Chevin.

Due consideration should be given to the overall scheme in accordance with NPP11 Protecting Heritage Assets.

The Committee also wish to register serious concern around the appearance of the site currently, which is not only detrimental to the landscape character of the area but also appears to be potentially dangerous. The extensive removal of trees on the site, coupled with increased winter rainfall, may result in the ground becoming unstable and the Committee request that Amber Valley Borough Council undertake an inspection to satisfy themselves that the site is safe.

AVA/2022/0300 St. Elizabeth House, Matlock Road, Belper, Derbyshire, DE56 0JD, Listed building consent for removal of existing uPVC conservatory & erection of a single storey extension to the south-east elevation to form a new kitchen/dining and associated alterations to form annexe dwelling.

The Committee do not support the application for the reasons outlined above.

AVA/2022/0288 The Corn Exchange, Unit 1, 8 King Street, Belper, Derbyshire, DE56 1PS, Variation of conditions 2 and 8 of AVA/2021/0841 to amend approved design and vary Opening Hours to 08:30-23:00 for unit 4 (café) only.

The Committee are supportive of proposals which will increase employment provision in the town centre in accordance with NPP28.

AVA/2022/0258 83 Nottingham Road, Belper, Derbyshire, DE56 1JH, Ground and first floor extensions to existing dwelling, including remodelling, to provide a 4 bedroom dwelling and double garage.

The Committee note that this application is a reduction in the mass and scale of a previous planning permission. The Committee would expect the Applicant to consider specification of a permeable driveway, opportunities to maximise energy efficiency (NPP12), the provision of an electric charging point (NPP17), to ensure that the garage is of sufficient size to accommodate 2 cars and to give careful consideration to the external finishes which could enhance and protect the local area.

AVA/2022/0332 13 Brookside, Belper, Derbyshire, DE56 1UR, Single storey rear extension (this may affect the setting of the Conservation Area).

The Committee feel that, as this property is situated within the Conservation Area, the Heritage Statement does not give due consideration to appropriate external design and finishes, specifying grey brick rather than the vernacular red brick. The Heritage Statement incorrectly suggests that, because the extension is not visible from the road, there will be no impact or detriment to the Conservation Area.

AVA/2022/0146 24 West Terrace, Milford, Belper, Derbyshire, DE56 0RF, Replacement of windows and door (this may affect the setting of listed buildings and the Conservation Area).

The Committee highlight the need to meet the requirements of NPP 8, Protecting the Landscape Character of Milford and Makeney, and encourage the Applicant to install windows and door of a sympathetic style.

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/2022/0343 70 Mount Pleasant Drive Belper Derbyshire DE56 2TH, Demolition of front wall & conservatory. Construction of extension to side of house attached to garage with solar panels to roof of extension.

No objections raised.

PC/121

NEXT MEETING

The next Meeting to take place on 7th June 2022 at 7pm at St John's Chapel.

The meeting closed at 8.10 pm.

SignedChairperson

7th June 2022