

**MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 1 JUNE 2021
AT THE STRUTT COMMUNITY CENTRE, DERBY ROAD, BELPER**

PRESENT Councillors Harris (In the Chair), Dwyer, Kennedy, Mallett and
Watson

IN ATTENDANCE Rosemary Bridges (Assistant Town Clerk) and 0 members
of the public

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- PC/1 APPOINTMENT OF A CHAIRPERSON**
RESOLVED Cllr Harris was appointed Chairperson
- PC/2 APPOINTMENT OF A VICE CHAIRPERSON**
RESOLVED Cllr Dwyer was appointed Vice Chairperson
- PC/3 APOLOGIES FOR ABSENCE**
None all members in attendance
- PC/4 VARIATION OF ORDER OF BUSINESS**
None
- PC/5 DECLARATION OF MEMBERS' INTERESTS**
None
- PC/6 CONFIDENTIAL ITEMS**
None
- PC/7 PUBLIC PARTICIPATION**
The developer and architect of the planning applications for the former Fuch site on Derby Road attended the meeting and gave a brief presentation to the Committee. They said that they would retain as much historic fabric of the building as was possible. They would utilise the central stairwell and there is only one lift. Members raised questions regarding evidence of the carbon neutral elements of the application and suggested a ground source heat pump and communal heating. They asked if the outside could be less formal and maybe consider a rain garden to help with the drainage of surface water. The Committee said that they would be recommending comments to Full Council in accordance with the Neighbourhood Plan
- PC/8 CO-OPTION OF ADDITIONAL 3 NON COUNCILLOR MEMBERS**
RESOLVED to put an advert on the web site which will include a closing date to invite members of the public to apply stating what expertise, local experience and knowledge they could bring to the group and why they want to join the group. Interested parties will be interviewed via the Zoom platform
- PC/9 RECOMMENDATIONS FOR COMMENTS ON PLANNING APPLICATIONS**
RECOMMEND to Full Council the following comments on planning applications:
- (a) AVA/2021/0421 - Former Fuchs Site, Derby Road, Belper Derbyshire Proposed restoration and conversion of existing warehouse and stables building into apartments and**

**AVA/2021/0428 - Former Fuchs Site, Derby Road, Belper
Derbyshire Listed building consent for proposed restoration and
conversion of existing warehouse and stables building into
apartments**

1. This application is welcomed as an important development of a prominent brownfield site in the town. It offers 16 apartments and 25 parking spaces with gardens and amenity provision.

2. We have noted the other consultees comments and agree with them particularly the need to retain the stone wall boundary for heritage and importantly security reasons.

3. We refer the applicants to the Belper Neighbourhood Plan as this is a nominated site in the plan under NPP23, this makes detailed reference to the site and particularly the evidence collected from the Environment Agency concerning the management of the Coppice Brook culvert through the site.

4. We refer the applicants to the particular Neighbourhood Plan policies

- NPP10 concerning Flood management policies
- NPP12 on Energy efficiency
- NPP15 on the use of renewable energy
- NPP17 on the promotion of low emission vehicle use.

5. In principle we support this application though want evidence that will show the development as a site which gives maximum support to reducing carbon emissions in support of the Belper Town Climate Emergency policy.

(b) AVA/2021/0450 - Change of use from retail use (Use class E(a)) to public house (sui generis) to be used in conjunction with an existing public house next door at 61 King as additional trading area and seating area (This may affect the setting of the Conservation Area), Knickers and Things, 59 King Street, Belper

Recommend that the Clerk write to AVBC Licensing Department for confirmation of what the ratio is for drinking establishments in the town

(c) AVA/2021/0390 - Widen existing vehicle access to provide off road parking area, 85 Over Lane Belper

Recommend that the single dropped kerb is not extended as a double dropped kerb would reduce available on street parking for residents, which is already limited

(d) TRE/2021/0972 – Various tree works T1, T4, T7, T8, T9, T11.1, T12, G9, St Elizabeth House, Matlock Road, Belper and

TRE/2021/0972 - T2, T5, T6, T7.1, T7.2, T11, G1, St Elizabeth House, Matlock Road, Belper

The Council notes further tree works and requests more information on what works/development is actually being carried out at the site

(e) AVA/2021/0565/ - Replacement of 3 existing garages with a new detached single storey dwelling

Recommend Amber Valley Borough Councillors for Belper South Ward call in the application to the planning board.

PC/10 NEIGHBOURHOOD PLAN

No update

PC/11 NEXT MEETING

RESOLVED 6 July 2021 at 7pm Venue to be confirmed

The meeting closed at 8.45 pm

Signed

Chairperson

Date 6 July 2021