

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

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

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

**Table of Contents**

<b>PC/102 APOLOGIES FOR ABSENCE .....</b>	<b>2</b>
<b>PC/103 VARIATION OF ORDER OF BUSINESS .....</b>	<b>2</b>
<b>PC/104 DECLARATION OF MEMBERS' INTERESTS.....</b>	<b>2</b>
<b>PC/105 RECORDING AND FILMING OF COMMITTEE MEETINGS .....</b>	<b>2</b>
<b>PC/106 CONFIDENTIAL ITEMS .....</b>	<b>2</b>
<b>PC/107 PUBLIC PARTICIPATION.....</b>	<b>2</b>
<b>PC/108 MINUTES OF THE PLANNING COMMITTEE ON 1 MARCH 2022.....</b>	<b>2</b>
<b>PC/109 PLANNING APPLICATIONS.....</b>	<b>2</b>
<b>PC/110 NEIGHBOURHOOD PLAN.....</b>	<b>2</b>
<b>PC/111 RIPLEY TOWN COUNCIL REVISED NEIGHBOURHOOD PLAN .....</b>	<b>2</b>
<b>PC/112 DATE OF THE NEXT MEETING.....</b>	<b>2</b>

**If you require this document in an alternative format, such as large print or a coloured background, please contact the Town Clerk on 01773 822116 or email [admin@belpertowncouncil.gov.uk](mailto:admin@belpertowncouncil.gov.uk)**

- PC/102 APOLOGIES FOR ABSENCE**  
Cllr Watson
- PC/103 VARIATION OF ORDER OF BUSINESS**  
None
- PC/104 DECLARATION OF MEMBERS' INTERESTS**  
None
- PC/105 RECORDING AND FILMING OF COMMITTEE MEETINGS**  
None
- PC/106 CONFIDENTIAL ITEMS**  
None
- PC/107 PUBLIC SPEAKING**  
None.
- PC/108 MINUTES OF THE PLANNING COMMITTEE MEETING ON 1<sup>st</sup> MARCH 2022**  
**RESOLVED** that the Minutes of the Planning Committee meeting held on 1<sup>st</sup> March 2022 be agreed as a true and accurate record.
- PC/109 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/2022/0126 HSBC, 1 King Street, Belper, Derbyshire, DE56 1PP, Replacement of an ATM opening with door.**  
That an objection be submitted to this application as it was counter to NPP5; although the application claimed that the proposed door matched the door on the left, it did not. The proposed door diminished the grandeur of the building and of the street in general and should be amended to match the existing door on the left.
- AVA/2022/0188, 45 Mill Street, Belper, Derbyshire, DE56 1DT, Conversion of existing outbuilding along with associated alterations and repainting of existing render.**  
That an objection be submitted to this application as it was counter to NPP5; the design style and materials of the windows and roof lights was not appropriate and was particularly visible from Edward Street. The Heritage Statement referred to wooden windows, yet the plans indicated black Crittall. The proposed development would change the street scene and the building would no longer have the appearance of an outbuilding.
- AVA/2022/0227 156 Sandbed Lane, Belper, Derbyshire, DE56 0SN, Proposed two storey extension to side and rear elevations**  
The Planning Committee noted that no details of external materials had been provided. The Committee expected to see materials which were in

line with the requirement for high design quality and energy efficiency (NPP12)

**AVA/2022/0210 6 Makeney Terrace, Milford, Belper, Derbyshire, DE56 0RS, Listed Building Consent to replace all external windows and door. Convert external WC to store. Add 1<sup>st</sup> floor bathroom, new kitchen, removal of pantry and replace ceiling joists.**

The quality of the plans generally were welcomed but further information was requested on the specification for the quarry tiles and the position of the downpipe next to the door.

**AVA/2022/0253 The Haining, 1 Ashbourne Road, Belper, Derbyshire, DE56 2DA, Application for approval of reserved matters following the approval of AVA/2019/0922 for appearance, landscaping, layout and scale for proposed new dwelling (This application may affect the character and appearance of the Conservation area).**

That an objection be submitted to this application due the prominence of this building, in a key location entering the rural fringe, which meant that the proposed design and materials were not appropriate. Changes to the materials such as a more neutral colour palette and an alternative to the aluminium roof, would be more appropriate.

NPP 11 requires that development should complement existing materials and architectural detailing. Whilst the Committee supported the quality of the design generally, they felt that the view from the road and Dalley Farm was inappropriate to the location and context as set out in NPP 12.

**AVA/2022/0262 Land to the rear of 40 Marsh Lane, Belper, Derbyshire, Construction of 3 No three bedroom detached bungalows.**

The Committee were unable to adequately respond to this consultation as no design and access statement had been submitted, no details of materials provided or information on sustainable use of resources and high energy efficiency levels (NPP 12).

It was also noted that no planning application notices had been displayed on the site.

The Committee welcomed the development of homes with level access within a five minute walk of the Town Centre (NPP 13) but were concerned about the lack of public notification and insufficient detail in the application.

**AVA/2022/0265 The Fairway, Vicarage Road, Milford, Belper, Derbyshire, DE56 0RD, Single storey rear/side extension, external raised deck and associated external alterations including change of materials and erection of carport (this may affect the setting of a listed building and conservation area).**

The Committee were unable to adequately respond to this consultation due to the lack of detail included in the application including no external material specifications.

NPP 8 sets out the requirement to protect the landscape character of Milford and Makeney and the application should take account of that provision.

**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/2022/0273 33 Charnwood Avenue, Belper, Derbyshire, DE56 1EA, Proposed enlargement of dormer window (this may affect the setting of a listed building).**

No objections raised.

**PC/110 NEIGHBOURHOOD PLAN**

One year after the Neighbourhood Plan was published, the Committee felt that it was appropriate to initiate an annual monitoring review. This would include a complete list of all planning consents granted and the number of builds completed since the plan was published. This was important because the allocation of future housing need should take account of what had already been built.

In order to progress the review, the Chair would set up a number of working groups to include, accessibility, a project proposal to consider the development of a heritage pattern book and build quality improvements around environmental specifications.

The Chair would contact local developers to seek feedback on any exemplary builds and SAP assessments (in relation to energy efficiency).

**PC/111 RIPLEY TOWN COUNCIL REVISED NEIGHBOURHOOD PLAN**

Members were invited to look at the document, which was available online, and noted that Representations had to be submitted by 4<sup>th</sup> May 2022. Any comments would need to be sent to the Chair by Thursday 7<sup>th</sup> April in order to be considered at the next Full Council meeting.

**PC/112 DATE OF THE NEXT MEETING**

The next Meeting to take place on 3<sup>rd</sup> May 2022 at 7pm at St John's Chapel.

The meeting closed at 8.50 pm.

Signed .....Chairperson

3<sup>rd</sup> May 2022