

**MINUTES OF THE PLANNING COMMITTEE HELD ON TUESDAY 2ND NOVEMBER 2021
AT THE STRUTT COMMUNITY CENTRE, DERBY ROAD, BELPER**

PRESENT Councillors Dwyer (Vice-Chair In the Chair), Kennedy, Watson and co-opted members H Jackson, G. Jones and W Mitchell

IN ATTENDANCE Debra Townsend (Town Clerk)
2 Members of the Public

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- PC/52 APOLOGIES FOR ABSENCE**
Apologies for absence were received from Cllrs Harris and Mallett.
- PC/53 VARIATION OF ORDER OF BUSINESS**
None.
- PC/54 DECLARATION OF MEMBERS' INTERESTS**
None
- PC/55 RECORDING AND FILMING OF COMMITTEE MEETINGS**
None
- PC/56 CONFIDENTIAL ITEMS**
None
- PC/57 PUBLIC PARTICIPATION**
Two members of the public spoke in regard to development that had taken place on a property over-looking the Belper Unitarian Chapel, a Grade 2* Listed Building. They had contacted Amber Valley Borough Council and Derbyshire County Council Conservation who advised them that this property was not part of the town Conservation Area. It was requested that Belper Town Council supports their request to have this property included in the Town Conservation Area, and their request that an enforcement officer visits to investigate if any unauthorised work had taken place.
- PC/58 MINUTES OF THE PLANNING COMMITTEE MEETING ON 7 SEPTEMBER 2021**
RESOLVED Committee approved the minutes of the Planning Committee meeting held on 5th October 2021.
- PC/59 RECOMMENDATIONS FOR COMMENTS ON PLANNING APPLICATIONS**
RECOMMEND to Full Council the following comments on planning applications circulated:
- AVA/2021/1048. De Bradelei House, Chapel Street, Belper, Derbyshire, DE56 1AR. Conversion of first and second floor of existing commercial unit to hotel retaining ground floor access (Listed Building in Conservation Area).**
Whilst this application is supported, the concerns raised by Historic England are noted along with the following points;
It is also noted that whilst this proposal supports NPP18, to support tourism, and could be commensurate with NPP1 supporting sustainable development on DVMWHS and also NPP11 using heritage assets, there is no information regarding insulating an old building or how this will be heated. Regard should be given to NPP15 as the use of renewable energy is not evidenced. NPP19 about parking is not referenced, and the Planning Authority are requested to ensure that adequate on-site parking is provided. In line with NPP17 there also appears to be no reference to Electric Charging Points or bicycle racks.
- AVA/2021/0921. 105 Bridge Street, Belper, Derbyshire, DE56 1BA Conversion and sub-division of former library (block 1) into a two bedroom dwelling and four Class E units, conversion of outbuilding (block 2) into office (Use Class E), retention of existing garage (block 3), provision of parking areas and associated landscaping. (This may affect the setting of a Listed Building and/or Conservation Area)**

Whilst this application is supported, Belper Town Council wish to comment that the proposed post and rail fence is not in keeping in a landscaped character area, and request that the Planning Authority reject this proposal and require an alternative. Also in line with NPP26 1. e) the planning Authority ensures that pedestrian route through the site to the Meadows Edge is provided, and ongoing maintenance is secured.

AVA/2021/0983. Chevin Green Farm, Chevin Road, Belper, Derbyshire, DE56 2UN. Change of use of land for tourism purposes and installation of 5 glamping pods.

Belper Town Council object to this application on the following grounds;

- This application contravenes the Green Belt and Derwent Valley Mills World Heritage Site buffer zone designation.
- It is on a poorly accessed road
- There is no information on the use of renewable energy or other climate protecting measures.
- It contravenes the following NP Policies;
NPP1 Sustainability
NPP2 Protecting Biodiversity
NPP4 Protecting the landscape of the Chevin

AVA/2021/1086. 6 Field Row, Belper, Derbyshire, DE56 1DH. Erection of rear extension (this may affect the setting of a listed building).

Belper Town Council object to this application on the following grounds;

If development of these houses (including No. 6) continues, the attributes of the World Heritage Site will be eroded, as it will not be possible to see what the original intent of these properties was. The working yard at the rear of this property was very important and should not be lost under development.

AVA/2021/1085. Broadholme Farm, Matlock Road, Broadholme, Belper, Derbyshire, DE56 2JE. Listed building consent for replacement windows and doors, including some alterations and restoration to existing openings.

Whilst Belper Town Council support this application, the Planning Authority are asked to ensure that all Listed Building requirements are enforced.

b) Planning Decisions

Noted

c) Applications/Appeal to follow

Noted

PC/60 TO NOTE CORRESPONDENCE FROM SOMERCOTES PARISH COUNCIL

Noted

PC/61 NEXT MEETING

The date of the next Meeting is 7th December at 7pm at St Johns Chapel. Venue to be confirmed.

The meeting closed at 8.05 pm

Signed Chairperson

Date 7th December 2021