[redacted]

App ref: AVA/2021/0696
App address: Land On The Corner Of Aumonier Way And Bunting Close Aumonier Way Alfreton Derbyshire
Proposal: Erection of 7 dwellings (plots 317-323)

The original application was approved under AVA/2012/0084 not withstanding the fact that as a development on a greenfield site it presented a departure from the Amber Valley Local Plan.

Amongst mitigating factors at the time was the inclusion of specific areas of the site allocated for Retail/Healthcare development, furthering the aims of NPPF 2012,12 (now 8. b. **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and byfostering well-designed, beautiful and safe places, **with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being**).

Without the provision of the Retail/Healthcare areas the case for approval would have been significantly weakened and the requirement for further residential development at this site in place of amenities which would support the existing community has not been made.

On these grounds the Council strongly objects to this application.

App ref:AVA/2021/0700
App address: The Grange, Marshall Street, Alfreton, Derbyshire, DE55 7BW

Proposal: Change of use from children's day nursery (use class E(f) to 8 bedroomed HMO (sui generis) with internal layout changes (may affect the setting of a listed building)

The Town Council wishes to make the following observations:

We are disappointed in the lack of critical detail contained in the application, the submitted plans indicate limited shared sanitary facilities and there are concerns that this property would not be fit for purpose in terms of space.

The category 'Sui Generis' is unhelpful in identifying the intent and purpose of the application.

The Town Council feels it would be inappropriate for a HMO to be in such close proximity to an Infant School (a Grade II listed building) and that it may present safeguarding issues.

May we also raise awareness of what the Town Council sees as the inappropriate use of wooden fencing which will be adjoining the Grade2 listed boundary wall; the appropriate conservation authority should be made aware of that proposal

Regards,
David T Holmes, Joint Town Clerk, Alfreton Town Council