**Simon Gladwin**
**Executive Director (Operations)**

**Development Management**
Town Hall Ripley
Derbyshire DE5 3BT
Tel: 01773 570222 Fax: 01773 841523
Minicom: 01773 841490
E-Mail: enquiry@ambervalley.gov.uk
Web: www.ambervalley.gov.uk

Mr F Flegg
C/o Agent
Alan Mcgowan Architects
NG10 1NL

Mr Alan McGowan
Alan McGowan Architects
Bridge House
Cranmer Street
Long Eaton
Nottingham
NG10 1NL

# TOWN AND COUNTRY PLANNING ACT 1990

In pursuance of the powers vested in the Amber Valley Borough Council under the above Act and Orders and taking into account Government policy and the saved policies of the Adopted Amber Valley Borough Local Plan 2006, and with reference to your application (**Office Code: AVA/2020/0950**) which was valid on the 23 November 2020 for permission for **Outline planning application with all matters reserved for the erection of one dwelling at Land To Rear Of Meadowbank, 2 Mill Lane Mill Lane Belper.**

In the manner described in the application and shown on the accompanying plan(s) and drawing(s) **NOTICE IS HEREBY GIVEN** that permission for the proposed development is **REFUSED for the following reasons:**

**Conditions/Reasons**

1. Approval of the proposal would result in a detrimental impact to the character and appearance of the Belper and Milford Conservation Area due the loss of a natural, undeveloped space of the ancient parkland which makes a valuable contribution to the conservation area.

   The proposal is contrary to Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires a statutory presumption to refuse an application which fails to protect the special historic interest of the Conservation Area and results in 'less than substantial' harm to the designated heritage asset having regard to Paragraph 202 of the National Planning Policy Framework, with no public benefits arising from the development to outweigh the harm caused.

   The proposal is also contrary Policy EN27 of the Local Plan, which states that planning permission will only be granted for development proposals within Conservation Areas if they contribute to the preservation or enhancement of the Conservation Area, including any development affecting its setting.

   The proposal is therefore contrary to saved policy EN27 of the Adopted Local Plan 2006 as it does not contribute to the preservation or enhancement of the Conservation Area; contrary to NPP11 of the Neighbourhood Plan for Belper Parish 2019-2028 as it

harms the character and appearance of the Conservation Area and contrary to Part 16 of the National Planning Policy Framework as it does not sustain or enhance the significance of the Conservation Area. The public benefits arising from the development of one dwelling on the application site would not outweigh the 'less than substantial' harm caused to the significance of the designated heritage assets, having weighed the harm against the public benefit in accordance with paragraph 202 of the National Planning Policy Framework.

In the finding of 'less than substantial' harm and without the public benefits outweighing the harm, the restrictive policies, which seek to protect the historic environment as set out in Part 16 of the National Planning Policy Framework, therefore provide a clear reason to refuse this development in accordance with paragraph 11, d i of the NPPF.

2. The proposed development, if permitted, would lead to the intensification in use of an existing substandard access to Mill Lane, Belper, where both forward and emerging visibility is severely restricted due to third party land and the road alignment, thereby leading to potential danger and
inconvenience to other highway users to the detriment of highway safety. This would be contrary to saved policy TP1 of the Adopted Local Plan 2006 and paragraph 110(b) of the NPPF.

3. No adequate provision is included in the application proposals for the parking and manoeuvring of service and delivery vehicles clear of the public highway, which would be likely to result in parking, loading, unloading, reversing onto or off of the public highway, which is against the best interests of highway safety. This would be contrary to saved policy TP1 of the Adopted Local Plan 2006 and paragraph 110(b) of the NPPF.

4. Insufficient information has been provided in the application to demonstrate how the proposal would have regard to and protect the existing trees within and adjacent to the site, to the detriment of the character and appearance of the site and the wider landscape, including the Derwent Valley Mills World Heritage Site and the Belper and Milford Conservation Area. As such the proposal would be contrary to Saved Policies EN7 and EN8 of the adopted Local Plan and paragraph 180 of the NPPF.

5. Insufficient detail has been provided in the application to demonstrate the impact of the proposal on the ecology and biodiversity of the site, and to enable the Council to fulfil their obligations in relation to considering impacts on habitats and protected species. As such the proposal would be contrary to Saved Policy EN13 of the adopted Local Plan and paragraph 180 of the NPPF.

**Notes**

**Attention is drawn to the attached notes:**

**In detail:**

The processing of this planning application has been undertaken in accordance with the requirements of the National Planning Policy Framework (NPPF). Dialogue between the applicant and Local Planning Authority has been undertaken to try and address the issues associated with the proposal. This includes the request for amended plans/additional information. Also allowing a delay in the determination of the application to give the applicant the opportunity to address the concerns, however, the issues have failed to be resolved.

Date : 12 December 2023

Signed

Simon Gladwin
Executive Director (Operations)

**NOTES**

1. **If the applicant is aggrieved by the decision of the Local Planning Authority to refuse planning permission or approval for the proposed development or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78/79 of the Town and Country Planning Act 1990, within six months of the date of this notice. The Secretary of State has power to allow a longer period for the giving of a notice but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission of the proposed development could not have been granted by the Local Planning Authority or could not have been so granted otherwise that subject to the conditions imposed on them, having regard to the statutory requirements, to the provision of the development order, and to any directions given under the order.**
2. **If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County/District in which the land is situated, a purchase notice requiring that council to purchase his interests in the land in accordance with the provisions of Section 180 of the Town and Country Planning Act 1990.**
3. **In certain circumstances a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Sections 137 and 138 of the Town and Country Planning Act 1990.**
4. **This permission relates to planning controls only. Any other statutory consent necessary including submission under the building regulations must be obtained from the appropriate Authority.**
5. **If it is intended to give notice of appeal in accordance with Paragraph 1 above, this should be done on the appropriate form obtainable from:-**

   **The Planning Inspectorate**
   **3/23 Hawk Wing, Temple Quay House,**
   **2 The Square**
   **Temple Quay**
   **Bristol**
   **BS1 6PN**
   **(Tel. No. 0117 372 8000)**
   **www.planning-inspectorate.gov.uk**

6. **If the condition of consent or reasons for refusal make reference to a Division of the Department, the appellant may, if he so wishes, require the attendance of a representative from the Department by notification to the Local Planning Authority. Such a representative would not be liable to cross-examination on questions of departmental policy, but only on matters of fact and expert opinion in relation to the appeal site.**
7. **Where a vehicle is habitually drive across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may after being given due notice by the appropriate authority, be required to pay the cost of construction of a carriage crossing or the strengthening of a footway, as the authority considers it necessary, or may be required to comply with conditions imposed by the authority.**
8. **In the case of building or premises to which the public are to be admitted whether on payment or otherwise, attention is drawn to Sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970 and the associated Code of Practice (BS5810:1979). In the case of premises to which the Offices, Shops and Railway Premises Act 1963 or the Factories Act 1962 applies, attention is drawn to Sections 7 and 8A of the Chronically Sick and Disabled Persons Act and to the same code of practice. In the case of Educational Buildings, attention is drawn to Sections 7 and 8 of the Chronically Sick and Disabled Persons Act 1978 and to the Design Note 18 "Access for the Physically Disabled Educational Buildings".**
9. **If the development site is crossed by an electric line or is within 15 metres (50ft) of the nearest part of a line (measure horizontally along the ground) or if there is reason to believe that it may be crossed by an underground electric cable, the applicant should contact the Electricity Board to ascertain if and what special safety precautions are necessary.**
10. **The grant of planning permission does not entitle developers to obstruct a public right of way. Development on so far as it affects a right of way, should not be started, and the right of way should be kept open for public use, until the necessary order under Section 247 and 257 of the Town and Country Planning Act 1990 for the diversion of extinguishment of the right of way has been made and confirmed.**