BELPER
TOWN COUNCIL
Working for the community

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FAO Planning Officers
Laura Anthony, Alfia Cox, Katja Graham, Rebecca Smith
Amber Valley Borough Council
Market Place
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8th October 2025 (By email development@ambervalley.gov.uk)

Dear Sir/Madam,

Further to the meeting of the Belper Town Council Planning Committee on the 7th October 2025, please find the objections and comments below to be considered upon determination of the following Planning Applications:

App ref: AVA/2018/0818 & 0819
App address: Belper Mills Complex Bridge Foot Belper Derbyshire
Proposal: Alteration and conversion of buildings and associated change of use to buildings collectively known as Belper Mills, to include: East Mill: conversion to form 130 residential apartments (Class C3) with ground floor parking (36 spaces), ground floor commercial unit (Class E), and associated internal and external alterations to the building, which include formation of an atrium through floors 1 to 6, demolition of roof structure and partial demolition of brick vaulting to floors, creation of winder garden terraces, new roof and formation of mezzanine as 7th floor, insertion of secondary fire escape route (stairs and evac lift, amended vehicular access to northeast elevation via external parking deck (35 spaces) North Mill: Restoration of roof, addition of rainwater pipes and hoppers, creation of fire escape stair to link building and associated internal alterations, removal of single-storey brick and glass extension and making good of canopy, repair of windows and walls The Pavilion: change of use to café/restaurant (Use Class E), internal and external alterations including demolition of the single-storey extension abutting East Mill to separate Pavilion from East Mill Strutt House: repair of windows, walls and replacement roof covering, external walls to be tanked where proposed ground levels are raised The Power House: replacement of façade and new signage, repair and replacement of roof covering Archway Bridge and The Workshops: replacement roof and repair of rainwater goods External Works: improvements to the landscape including the introduction of resin-bonded gravel; renewed surface tarmac; refurbishment and bringing into use existing iron footbridge; parking area to be formalised; new railings adjacent to River Gardens (The proposal may affect the setting of a Listed Building) (The proposal represents a Departure from the Development Plan)

Planning Officer: Alfia Cox

The Committee are generally supportive of the proposal and are also pleased to note that Historic England no longer object to the plans as long as certain conditions are met.
Specific comments relating to the scheme are as follows:

- It is regrettable, but understandable, if the viewing platform cannot be provided due to new fire regulations.
- There are some concerns about the minimal levels of parking possible within the scheme, but it is welcomed that additional bike racks have been included.
- The Heritage Statement does not include consideration of the archaeological resource or below ground heritage assets. This is not appropriate given the significant (by scale and importance) waterways that are an integral part of the site and of the North and East Mills current built infrastructure.
- First Investments show ownership of the land covering the horseshoe and north weirs, the sluice gates to the north of the site and the paved bed between those weirs and Belper Bridge, but not of these assets on the land. It would be helpful if ownership, and ongoing responsibility for the care and maintenance of these assets could be made clear, as part of this development process.
- The Committee appreciate that the applicant has made reference to the Belper Neighbourhood Plan and that the provisions therein relating to the Mill complex have been broadly fulfilled.
- The Committee welcome the inclusion of the Atrium and Winter Gardens within the scheme.
- The Committee are concerned that the provisions of NPP20, 4 will not be met due to the specification of non-permeable bound gravel; 'Development will be required to manage surface water through keeping to a minimum the creation of non-permeable areas', The Committee is also concerned about how appropriate the appearance of this ground surface will be in the heritage setting.
- The Heritage Statement asserts that no non-designated heritage assets, which could be affected by the Proposed Development, have been identified. There is significant evidence that the building housing the Hydropower generation plant is actually the remaining basement of the South Mill rebuild from 1812. Whilst it does not appear that the proposals will affect the building, the developers must be mindful of its probable significance.
- The Heritage Statement defines the asset very tightly as those buildings on the Belper site that will be directly affected only, which is not in line with either Historic England or ICOMOS, according to whom each attribute and element must be considered as an asset, both in its own right and as part of the whole. A wider reading of the Assets may add some support to the development of the East Mill in particular; it gains much of its importance from its location in a very important mill complex and its physical prominence and scale, rather than being an especially unique building in its own right.
- The Heritage Statement incorrectly states that the East Mill was not powered by water, and that the horseshoe weir did not power either the North or East Mill. There are numerous other factual inaccuracies relating to water power, which is disconcerting when most of the building is over the still-in-use waterways. The Committee would like to see better appreciation of this aspect of the site's heritage as part of this application, as well as consideration of how these water systems could be used to manage flood risk going forward.

App ref: AVA/2025/0601
App address: Land And Garages Adjacent To New Road New Road Belper Derbyshire
Proposal: Demolition of six (joined) prefabricated garages and erection of detached property, forming 2 individual residential dwellings (may affect the setting of a listed building and character of the conservation area)

Planning Officer: Laura Anthony

The Committee note that this application amends the previous scheme for a single dwelling. Their positive comments are re-stated, that this self-build scheme which demonstrates environmental, sustainable design to the Future Homes Standards, is commended.
App ref: AVA/2025/0646
App address: 9 Lander Lane Belper Derbyshire DE56 1GE

Proposal: Replacement windows and doors to front and rear elevations

Planning Officer: Katja Graham

The Committee would expect to see replacement windows specified in the colour which is most appropriate in the context of neighbouring homes, which would be white not golden oak.

App ref: AVA/2025/0658
App address: Dye House Milford Mill Derby Road Milford Belper Derbyshire
Proposal: Installation of non-illuminated signage

Planning Officer: Katja Graham

The Committee feel that the Heritage Statement is poor and does not address how the signage will impact a listed element of the DVMWHS. As this is the first application for signage at the Milford Mills site it will set the precedent.
Whilst the Committee are supportive of commercial use in this building, the proposed signage at right angles to the building, on the A6, would be affixed to what is currently a solid expanse of stonework and would cause harm to the Outstanding Universal Value of the DVMWHS.

App ref: AVA/2025/0670
App address: Land At 17 Becksitch Lane Becksitch Lane Belper Derbyshire
Proposal: Reserved matters application for appearance, landscaping, layout and scale following outline approval (AVA/2023/0842) including the discharge of conditions 7, 8, 9 and 10.

Planning Officer: Rebecca Smith

The Committee note that this amended application now addresses previous concerns raised in application AVA/2023/0842.

App ref: AVA/2025/0671
App address: Hilltop House Belper Lane Hilltop Belper Derbyshire DE56 2UJ
Proposal: Extensions and conversion of existing attached garage and construction of new double garage with link to main house.

Planning Officer: Katja Graham

The Committee object to this application, specifically to the new large and impactful double garage proposed on the edge of the DVMWHS, which will effectively form a visual wall at the top of the hill, blocking the view beyond. The heritage context of that view is not reflected in the application and does not meet the provision of *NPP 3 Protecting the Landscape Character of Belper Parish*
1. Development in Belper Parish is required to demonstrate that; a) it does not represent a unacceptably harmful visual intrusion into the landscape setting. Within the Derwent Valley Mills World Heritage Site or in its buffer zone, particular regard has been paid to the Statement of Outstanding Universal Value and the effect any development may have on those landscape characteristics which are of significance to the status of the area as a World Heritage Site.

Kind Regards,

Tina Faloon

Tina Faloon
Deputy Town Clerk