BELPER

TOWN COUNCIL

Working for the community

8 Green Lane, Belper, Derbyshire
DE56 1BY

Telephone: (01773) 822116
E-mail: admin@belpertowncouncil.gov.uk
Web: www.belpertowncouncil.gov.uk

FAO Planning Officers
Rebecca Godson, Katja Graham
Amber Valley Borough Council
Market Place
Town Centre
Ripley
DE5 3BT

3rd December 2025 (By email development@ambervalley.gov.uk)

Dear Sir/Madam,

Further to the meeting of the Belper Town Council Planning Committee on the 2nd December 2025, please find the objections and comments below to be considered upon determination of the following Planning Applications:

App ref: AVA/2025/0763
App address: 19 George Street Belper Derbyshire DE56 1DL
Proposal: Proposed conversion of an existing roof space into a bedroom, conversion to include the addition of two skylights.

Planning Officer: Katja Graham

The Committee restate their objection to this application.
Whilst this is not a Listed Building it is part of an important row of twelve largely intact heritage premises, with a bank of a further 12 heritage properties to the west, on George Street. Whilst some of the heritage properties on these historic streets have rooflights, the Committee object to this proposal to introduce a rooflight on the main frontage of this building, which will significantly change the visual impact of this roofscape.

App ref: AVA/2025/0691
App address: Bargate Farm The Croft Bargate Belper Derbyshire DE56 1SQ
Proposal: Proposed demolition of existing agricultural outbuildings, erection of 5 dwellings with associated infrastructure and new double garage for the existing bungalow.

Planning Officer: Rebecca Godson

The Committee restate their objection to this application.
They note that new information has been submitted as required by Highways and in relation to asbestos, however none of this addresses the Committee's concerns. The site is within Green Belt although the application does not acknowledge that fact. The Committee note that the Local Plan is at an advanced stage of development and that, as sufficient provision is already in place to meet housing need, there is no justification for considering permitting building on this Green Belt site.

App ref: AVA/2025/0782
App address: Hillsboro House The Butts Belper Derbyshire DE56 1HX
Proposal: Removal of existing fence and installation of new gate to side access, infilling of redundant door openings, and the extension of hard surfacing with the addition of a retaining wall to accommodate changes in site levels.

Planning Officer: Katja Graham

The use of tarmac does not meet the requirements of NPP 10, 6 Reducing the Risk of Flooding and the specification of a permeable surface treatment is required

App ref: AVA/2025/0809
App address: 331 Over Lane Belper Derbyshire DE56 0HJ
Proposal: Construction of double storey rear extension, conversion and alteration of existing loft space to habitable rooms. New gated access to front elevation. Alterations to existing land levels with creation of new swimming pool. New sedum roof with solar panels to garage. Solar panels to main dwelling. Alterations to external materials.

Planning Officer: Katja Graham

Whilst the Committee commend the inclusion of a sedum roof and solar panels, the specification of concrete and zinc does not comply with NPP 3 Protecting the Landscape Character of Belper Parish, 1.d) use a locally inspired range of materials to ensure a narrow colour palette. This building can be seen from many other parts of Belper and these incongruous materials will be visible widely across the Parish.
The use of significant amounts of concrete to construct the swimming pool is contrary to NPP 12 Energy Efficiency and High Quality Design, as this does not demonstrate the sustainable use of resources.

Kind Regards,

Tina Faloon

Tina Faloon
Deputy Town Clerk