**BELPER**
**TOWN COUNCIL**
Working for the community

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DE56 1BY

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

10th December 2025 (By email development@ambervalley.gov.uk)

Dear Sir/Madam,

Further to the meeting of the Belper Town Council on the 9th December 2025, please find the objections and comments below to be considered upon determination of the following Planning Applications:

App ref: AVA/2025/0348
App address: Swainsley Farm Chevin Road Milford Belper Derbyshire DE56 2US
Proposal: Change of use of agricultural barn to residential dwellinghouse and associated internal and external alterations (may affect the character and appearance of the Conservation Area)

Planning Officer: Rebecca Godson

**This site is within the Green Belt. The farm is within the World Heritage Site whilst the barn is within the WHS Buffer Zone. The Committee expect AVBC to be mindful of setting a precedent of granting approvals in the Green Belt, however it is felt that this development, of an agricultural barn on a Strutt farm, may be appropriate as it will rescue a heritage structure. NPP 3 Protecting the Landscape Character of Belper Parish, 5 states that, 'The sympathetic and high quality conversion of redundant industrial and farm buildings, especially those within the WHS, for alternative uses is supported'.**
**The Committee do however feel that the new development should be mindful of the scale of the original building and match the existing footprint. The use of resin bound gravel does not meet the requirements of NPP 10, 6 Reducing the Risk of Flooding and the specification of a permeable surface treatment is required.**
**Furthermore, the demonstrable housing need in Belper is for smaller units not large dwelling houses.**

App ref: AVA/2025/0729
App address: Old School House Green Lane Belper Derbyshire DE56 1BY
Proposal: Variation of condition 2 (approved plans) of AVA/2024/0548 to amend windows, soil stack, stone lintels and boundary walls (may affect the character and appearance of the Conservation Area and setting of a Listed Building)

Planning Officer: Rebecca Godson

App ref: AVA/2025/0818
App address: Old School House Green Lane Belper Derbyshire DE56 1BY
Proposal: Listed building consent for external alterations to the building comprising of replacement of existing forged window (north elevation), re siting of existing forged window (north elevation), external drainage and vent (west elevation) and new metal air input and extract grille (west elevation)

Planning Officer: Rebecca Godson

**The Committee object to this application which, together with the Heritage Impact Statement, are very poor quality submissions. Without substantively improved information it is not possible to assess the impact of the changes proposed, but the Committee have significant concerns around the specification of aluminium windows to replace original iron.**

App ref: AVA/2025/0813
App address: Archways Lodge Drive Belper Derbyshire DE56 2TP
Proposal: Proposed first floor extension to existing dwelling.

Planning Officer: Katja Graham

**The Committee commend the excellent Heritage Impact Statement supporting this application.**

App Ref: AVA/2025/0684
Address: Land At Rear Of 185 Belper Lane Hilltop Belper Derbyshire
Proposal: Erection of a single dwelling

Planning Officer: Rebecca Godson

**The Committee restate their objection to this application for a dwelling which is on the site of a planned second balancing pond within this wider development. No information is provided within the application on that fact nor is any justification given for why the second balancing pond may no longer be required. The applicant must be asked to provide evidence accordingly.**

Kind Regards,

*Tina Faloon*

Tina Faloon
Deputy Town Clerk