Belper Town Council

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DE56 1BY

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

14th January 2026 (By email development@ambervalley.gov.uk)

Dear Sir/Madam,

Further to the meeting of the Belper Town Council on the 13th January 2026, please find the objections and comments below to be considered upon determination of the following Planning Applications:

App ref: AVA/2025/0820
App address: Talbot Hotel Bridge Foot Belper Derbyshire DE56 2UA
Proposal: Listed building consent for extension of kitchen area, infill of flat roof and works to later additions/extension area only

Planning Officer: Rebecca Godson

No comments.

App ref: TRE/2025/0821
App address: Wheeldon Brothers Ltd Derwentside Derby Road Belper Derbyshire DE56 1UX
Proposal: To remove 2No. large Ash trees that have an excessive lean out over the public open space at the top of the site behind plots 106 and 107. One of the trees has shed a branch in the recent winds.

Planning Officer: Fergus Macarthur

The Council object to this application.
There are concerns that the application does not clearly state whether the tree is the subject of a TPO or not. If the tree is protected under a TPO then additional information needs to be provided in support of the application. The application also states that: 'Condition of the Tree – is it diseased or is there concern it may break or fall' to which the applicant has answered no.
The Council do not accept that it is necessary to fell these 2 whole trees, and request that AVBC Trees and Conservation Officer assesses what lesser measures could be employed to address any health and safety concerns.

App ref: AVA/2025/0831
App address: 10 - 12 New Road Belper Derbyshire DE56 1US
Proposal: Removal of existing boundary wall to front of property and extend drop kerb and driveway

Planning Officer: Katja Graham

The Council object to this application and are very concerned to note that works are already underway to remove the wall.
This property is within the WHS and the Conservation Area and No 10 is the only one of these Villas which still has its original front garden bounded by a wall. The loss of these features would have an impact on the 'character area' and is contrary to *NPP 3 Protecting the Landscape Character of Belper Parish* 4 *'Proposals that introduce substantial areas of paving for parking will not be supported unless it can be demonstrated to the satisfaction of AVBC that the alleviation of local parking issues outweighs the impact on character'*.

App ref: AVA/2025/0836
App address: Hair Of The Dog Rear Of 115 Bridge Street Belper Derbyshire DE56 1BA
Proposal: Alterations to existing building to enable upper floor integration to number 113 with (connected) ground floor independent Living accommodation including new window openings (may affect the character and appearance of the Conservation Area)

Planning Officer: Rebecca Godson

This property is within the Conservation Area and WHS. Whilst the Council have no major objection there is inadequate information on the materials to be used and there are concerns about the inconsistency of the size of the windows specified.

App ref: AVA/2025/0855
App address: 14 Chapel Street Belper Derbyshire DE56 1AR
Proposal: Removal of existing rear extension to be replaced with a two-storey rear extension and single storey infill extension

Planning Officer: Katja Graham

This is a significant building within the WHS and Conservation Area. Whilst the proposal is for quite a significant modern redevelopment of the rear there is little increase in the footprint of the existing building.
The Council welcome the use of materials which will match the existing and the specification of solar panels to the rear.

App ref: AVA/2026/0005
App address: Former MAFF Building 22 Bridge Foot Bridge Foot Belper Derbyshire
Proposal: Demolition of former MAFF building and replacement with self-build detached house (may affect the character and appearance of the Conservation Area and setting of Listed Buildings)

Planning Officer: Rebecca Godson

The Council note that the Environment Agency have objected to this application as the site is within Flood Zone 3, which is land defined as having a high probability of flooding.
The Council will support this application subject to the submission of a satisfactory Flood Risk Assessment.

Kind Regards,

Tina Faloon

Tina Faloon
Deputy Town Clerk