Development Management
Amber Valley Borough Council
Town Hall
Ripley
Derbyshire
DE5 3BT

Dear Sir/Madam,

Re: Application under Section 73 of the Town and Country Planning Act 1990 to vary Condition 2
Planning Permission Reference: AVA/2023/0151
Site: Iretons Farm, Whitewells Lane, Belper, Derbyshire, DE56 2DN

Please find enclosed our application seeking to vary Condition 2 of planning permission AVA/2023/0151 in order to allow for minor amendments to the approved drawings and materials.

The proposed amendment to the approved plans is to incorporate a small borehole plant room and store to the rear of the approved building as shown on Drawing 1798_001 Rev C – Proposed Layout & Elevations. The additional plant room is modest in scale and positioned to the rear of the approved building such that it does not materially alter the appearance or impact of the approved development. This plant room is required to house equipment associated with a new borehole water supply for the property.

The need for a borehole has arisen due to ongoing issues with the existing water supply to the farm. The mains water supply terminates at the Bulls Head public house, beyond which the supply serving the property is privately owned. In recent years the quality of the water has deteriorated, and the pressure has reduced significantly. As the pipework crosses land not owned by the applicant, it has not been possible to properly investigate or remedy the issue. As the supply is private, Severn Trent Water are also unable to intervene.

The borehole therefore represents the most practical and sustainable means of securing a reliable water supply to the property. The dimensions of the plant room have been informed by the borehole specialist and are considered the minimum required to house the necessary equipment.

The abstraction of water from the borehole will remain below 20,000 litres per day.

This application also seeks to update the external materials specified for the building. The revised materials are considered appropriate for the agricultural setting and remain in keeping with the character of the surrounding farm buildings.

The proposed amendments are relatively minor in nature and are not considered to alter the use or character of the approved development.

We therefore respectfully request that the Local Planning Authority approve the variation of Condition 2 to allow the development to proceed in accordance with the amended plans and materials submitted with this application.

Yours faithfully,

D Poxton - Applicant