BELPER
TOWN COUNCIL
Working for the community

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FAO Planning Officers
Laura Anthony, Rebecca Godson, Alan Redmond
Amber Valley Borough Council
Market Place
Town Centre
Ripley
DE5 3BT

8th April 2026 (By email development@ambervalley.gov.uk)

Dear Sir/Madam,

Further to the meeting of the Belper Town Council Planning Committee on the 7th April 2026, please find the objections and comments below to be considered upon determination of the following Planning Applications:

App ref: AVA/2025/0464
App address: The Haven 7 Spencer Avenue Belper Derbyshire DE56 1LA
Proposal: Outline planning application for two three-bedroomed dwellings with all matters Reserved except for access.

Planning Officer: Rebecca Godson

The Committee object to this application. The elevations appear to show that the houses are larger than the previous application and there is no identified housing need for this type of house within the Neighbourhood Plan for Belper. There are also significant concerns around the access to the site, which is very narrow with no circulation or turning space. The Committee concur with the concerns raised by DCC Highways that this development will cause additional parking pressures on Spencer Road, that parking provision as currently detailed, is inadequate, and that vehicle manoeuvres will be very difficult.
The Committee also share the concerns raised by local residents relating to loss of privacy and excessive housing density.

App ref: AVA/2025/0836 and AVA/2026/0126
App address: Hair Of The Dog Rear Of 115 Bridge Street Belper Derbyshire DE56 1BA
Proposal: Listed building consent and Change of use from Class E (commercial) to Class C3 (residential) and 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 and setting of a Listed Building)

Planning Officer: Rebecca Godson

The Committee do not object to these applications following their review of the information submitted relative to proposed materials.
The Committee welcome the new opportunity for applicants to seek pre-planning advice from AVBC in relation to Listed Building Consent, and feel that these applications demonstrate the value of that

service and its role in achieving a satisfactory decision in this case.

App ref: AVA/2026/0125
App address: Belper Meadows Community Sports Club Bridge Street Belper Derbyshire DE56 1BA
Proposal: Replacement roof on the pavilion (may affect the setting of a listed building and character of the conservation area.

Planning Officer: Laura Anthony

The Committee note that the application specifies the installation of composite insulated roof panels with a metal outer finish which matches the existing in colour and profile. However, the elevations do not suggest that the materials are the same as the existing roofing; the Committee requests that evidence is provided which confirms that will be the case. It was noted that the application referred to submitted photographs, but that these were not available online with the application documents. The Committee is also disappointed that solar panels have not been specified as part of this roofing replacement, an enhancement which would be an asset to the Club, and which would address NPP 15 Increasing the Use of Renewable Energy and the Committee request that consideration be given to this inclusion.

App ref: AVA/2026/0148
App address: 6 King Street Belper Derbyshire DE56 1PS
Proposal: Change of use of first floor Class E (commercial, business and service) to Class C3 (dwellinghouse) and the retention of ground floor (Class E) with minor alterations to the frontage.

Planning Officer: Rebecca Godson

No comments.

App ref: AVA/2026/0157
App address: Elephant And Peacock Derby Road Milford Belper Derbyshire DE56 0QW
Proposal: Erection of single storey side extension to provide additional front of house floor Space associated with existing public house / restaurant (may affect the character and appearance of the Conservation Area and setting of Listed Buildings)

Planning Officer: Rebecca Godson

The Committee note that this building is categorised as a ‘non designated heritage asset’ in the Neighbourhood Plan for Belper. The Committee consider that the criteria set out in NPP 11 Protecting Heritage Assets, 2 have been met: ‘in determining proposals that will affect these buildings a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset’ will be made.

App ref: AVA/2026/0191
App address: Belper Clinic Babington Hospital Derby Road Belper Derbyshire DE56 1WH
Proposal: Non material amendment to AVA/2022/0928 to regularise as built construction and proposed omission of the external amenity area and consequential relocation of proposed trees to improved future maintenance.

Planning Officer: Alan Redmond

No comments.

Kind Regards,

Tina Faloon

Tina Faloon
Deputy Town Clerk