BELPER
TOWN COUNCIL
Working for the community

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

6th May 2026 (By email development@ambervalley.gov.uk)

Dear Sir/Madam,

Further to the meeting of the Belper Town Council Planning Committee on the 5th May 2026, please find the objections and comments below to be considered upon determination of the following Planning Applications and a Lawful Development Certificate:

App ref: AVA/2025/0670
App address: Land At 17 Becksitch Lane Becksitch Lane Belper Derbyshire
Proposal: Reserved matters application for appearance, landscaping, layout and scale following outline approval AVA/2026/0195 (Variation of AVA/2023/0842)

Planning Officer: Rebecca Godson

The Committee noted that it had raised objections in respect of the earlier application AVA/2023/0842; this new application for reserved matters appears to have addressed the committee's concerns.
The Committee therefore supports this application, but requests that anxieties raised by local residents are considered and mitigations for risks identified by the residents put in place or addressed by Building Control.

App ref: AVA/2026/0187
App address: Former Ada Belfield House Field Lane Belper Derbyshire DE56 1DE
Proposal: Demolition of former care home (may affect the setting of the conservation area)

Planning Officer: Alan Redmond

The Committee strongly supports the proposal to demolish the former Ada Belfield House and clearance of the site.
Any application to redevelop the site, which has not yet been received, will be evaluated by the Committee in due course, but attention is drawn to the provision within the Neighbourhood Plan for Belper, specifically *NPP 27 Redevelopment of Ada Belfield Site.*

App ref: AVA/2026/0068
App address: The Fleet Community Arts Project Old School The Fleet Belper Derbyshire DE56 1NU
Proposal: Application for a Lawful Development Certificate for a proposed use of The Old School, The Fleet, Belper for educational purposes.

Planning Officer: Rebecca Godson

The Committee had received complaints from local residents concerning works which are being undertaken on this site and it was noted that these significant works have been commenced before the determination of this application; the application form states that no building operations have begun.

The Committee expect the submission of a planning application for the redevelopment works which include the demolition of a wall fronting the pavement, which has already been undertaken, and contrary to the application, the installation of windows on the main frontage which are not like for like replacements.
The Committee also expect a submission of an application for Change of Use, as whilst the building was used as a school historically, the most recent permitted planning use was for a Childrens home.
As the site is within the World Heritage Site Buffer Zone the applicant will be required to submit a Heritage Impact Statement in support of any application.

Kind Regards,

Tina Faloon

Tina Faloon
Deputy Town Clerk