S Gladwin
Chief Executive
Development Management

Town Hall
Ripley
Derbyshire DE5 3BT
Tel: 01773 570222
Email: enquiry@ambervalley.gov.uk
Web: www.ambervalley.gov.uk

Mr Ankit Thakkar
Ruut Builders
Land At 17 Becksitch Lane
Belper
Derbyshire
DE56 1UZ

Mr Ryan Astill
Astill Planning Consultants Ltd
144 New Walk
Leicester
Leicester
LE17JA

TOWN AND COUNTRY PLANNING ACT 1990

In pursuance of the powers vested in the Amber Valley Borough Council under the above Act and Orders and taking into account Government policy and guidance and the policies of the Amber Valley Borough Local Plan 2022-2040, and with reference to your application (**Office Code: AVA/2025/0670**) which was valid on the 22 September 2025 for permission for **Reserved matters application for appearance, landscaping, layout and scale following outline approval AVA/2026/0195 (Variation of AVA/2023/0842) at Land At 17 Becksitch Lane Becksitch Lane Belper**

In the manner described in the application and shown on the accompanying plan(s) and drawing(s) **NOTICE IS HEREBY GIVEN** that permission for the proposed development is **GRANTED subject to the following conditions:**

Conditions/Reasons

1 The development to which this permission relates shall be begun not later than the expiration of two years from approval.

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 Notwithstanding the drawings previously approved under AVA/2023/0842, the development hereby permitted shall be carried out only in accordance with the details and specifications shown on the following drawings:

Plot 1 - Substructure and Ground Floor Plans as proposed 109/A_PL_001 Rev P2
Plot 2 - Substructure and Ground Floor Plans as proposed 109/A_PL_004 Rev P2
Plot 1 - First and Second Floor Plans as proposed 109/A_PL_002 Rev P2

Date : 11 May 2026

Signed

S Gladwin

Simon Gladwin
Chief Executive

Plot 2 - First and Second Floor Plans as proposed 109/A_PL_005 Rev P2
Plot 1 and 2 - Roof Plans as proposed 109/A_PL_006 Rev P2
Landscaping and Ecological Enhancement Scheme 1894/01 Rev 2
received on 19.12.2025

and

Trough Details as proposed 109/A_SK_003 Rev P2
Becksitch Lane Street Elevation as proposed 109/A_SK_002 Rev P4
Plot 1 - Front and Rear Elevations as proposed 109/A_EL_001 Rev P4
Plot 2 - Front and Rear Elevations as proposed 109/A_EL_003 Rev P4
Plot 1 - Side Elevations as proposed 109/A_EL_002 Rev P4
Plot 2 - Side Elevations as proposed 109/A_EL_004 Rev P4
Site Plan 109/A_S_003 Rev P4
Visibility Splays 109/A_S_004 Rev P4
received on 11.03.2026.

Reason: To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application in accordance with policies EN4, EN5, EN8, EN9, EN15 and IN1 of the Adopted Amber Valley Borough Local Plan 2022-2040.

Notes
Attention is drawn to the attached notes:

1 "The applicant is strongly urged to help meet the Government's commitments to achieve net-zero carbon emissions by 2050, and to meeting the NPPF's environmental objective of mitigating and adapting to meet climate change, including moving to a low carbon economy. Therefore, the applicant is strongly urged to include on-site renewable energy generation (e.g. solar panels), the de-carbonising of heating systems (e.g. air-/ground-source heat pumps) and enhanced levels of insulation beyond those required by present building standards."

Advice in relation to sustainable energy measures and any need for planning permission can be found at

https://www.planningportal.co.uk/info/200125/do_you_need_permission

2 The development site which might have resulted in ground contamination. Agricultural, commercial and industrial land can be associated with fuels, oils, lubricants, solvents, other chemicals; sheep dips, pesticides, manure heaps / slurry pits; poor waste handling practices, including disposal of materials by burning and burial; asbestos

Date : 11 May 2026

Signed

Simon Gladwin
Chief Executive

fragments/fibres; 'made-ground' - importation and use of non-native soils. Exposure to these materials can, in certain circumstances, be harmful to human health and the wider environment.

In accordance with S197 of the National Planning Policy Framework (NPPF), responsibly for contaminated land rests with the developer. The developer is responsible for any harms that may subsequently occur as a consequence of their actions or inactions. As such, it is in the developer's interest to disclose any contaminated land constraints of a material concern at the planning stage. The developer should be aware that actions or omissions on their part could lead to liability being incurred, e.g. where development fails to address an existing unacceptable risk or creates such a risk by introducing a new receptor or pathway.

The applicant should seek professional advice (as appropriate) should contamination be suspected at any stage of the development and inform the Council's Scientific Officer at the earliest opportunity.

More information regarding land contamination can be found on the Councils Land Pollution web page (Land contamination).

The developer should seek professional advice if they suspect Asbestos Containing Material (ACM) is present on any building to be demolished or altered. More information regarding ACM can be found on the Health and Safety Executives web page (www.hse.gov.uk/asbestos).'

Reasons for Granting Permission

In granting permission for this development, the Borough Council has taken into account all material planning considerations arising from the views of statutory and other consultees and public representations about the application, Government guidance as detailed in the National Planning Policy Framework and the policies of the Amber Valley Borough Local Plan 2022-2040:

EN4 - Heritage Assets
EN5 - Derwent Valley Mills World Heritage Site
EN8 - Biodiversity
EN9 - Biodiversity Gains
EN15 - Quality and Design of Development
IN1 - Transport

Date : 11 May 2026

Signed

Simon Gladwin
Chief Executive

In detail:

The development complies with the provisions of the development plan for the locality and raises no unresolved issues in relation to the location of the site, privacy, amenity, sunlight/daylight, character and design, landscape or heritage features and highway safety.

The National Planning Policy Framework (NPPF) is a material consideration in planning decisions. In accordance with Paragraph 39 of the NPPF the local planning authority has approached the decision-making process in a positive way to foster the delivery of sustainable development and has worked proactively with the applicant/agent to secure a development to improve the economic, social and environmental conditions of the area.

Date : 11 May 2026

Signed

Simon Gladwin
Chief Executive

NOTES

1. **If the applicant is aggrieved by the decision of the Local Planning Authority to refuse planning permission or approval for the proposed development or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78/79 of the Town and Country Planning Act 1990, within six months of the date of this notice. The Secretary of State has power to allow a longer period for the giving of a notice but will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission of the proposed development could not have been granted by the Local Planning Authority or could not have been so granted otherwise that subject to the conditions imposed on them, having regard to the statutory requirements, to the provision of the development order, and to any directions given under the order.**
2. **Cadent Gas own and operate the gas infrastructure within the area of your development. Contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to. Email plantprotection@cadentgas.com. Alternatively, you can register on www.beforeyoudig.nationalgrid.com**
3. **If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County/District in which the land is situated, a purchase notice requiring that council to purchase his interests in the land in accordance with the provisions of Section 180 of the Town and Country Planning Act 1990.**
4. **In certain circumstances a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Sections 137 and 138 of the Town and Country Planning Act 1990.**
5. **This permission relates to planning controls only. Any other statutory consent necessary including submission under the building regulations must be obtained from the appropriate Authority.**
6. **If it is intended to give notice of appeal in accordance with Paragraph 1 above, this should be done on the appropriate form obtainable from:-**

   The Planning Inspectorate
   3/23 Hawk Wing, Temple Quay House, 2 The Square Temple Quay Bristol BS1 6PN
   (Tel. No. 0117 372 8000)
   www.planning-inspectorate.gov.uk

7. **If the condition of consent or reasons for refusal, make reference to a Division of the Department, the appellant may, if he so wishes, require the attendance of a representative from the Department by notification to the Local Planning Authority. Such a representative would not be liable to cross-examination on questions of departmental policy, but only on matters of fact and expert opinion in relation to the appeal site.**
8. **Where a vehicle is habitually drive across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may after being given due notice by the appropriate authority, be required to pay the cost of construction of a carriage crossing or the strengthening of a footway, as the authority considers it necessary, or may be required to comply with conditions imposed by the authority.**
9. **In the case of building or premises to which the public are to be admitted whether on payment or otherwise, attention is drawn to Sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970 and the associated Code of Practice (BS5810:1979). In the case of premises to which the Offices, Shops and Railway Premises Act 1963 or the Factories Act 1962 applies, attention is drawn to Sections 7 and 8A of the Chronically Sick and Disabled Persons Act and to the same code of practice. In the case of Educational Buildings, attention is drawn to Sections 7 and 8 of the Chronically Sick and Disabled Persons Act 1978 and to the Design Note 18 "Access for the Physically Disabled Educational Buildings".**
10. **If the development site is crossed by an electric line or is within 15 metres (50ft) of the nearest part of a line (measure horizontally along the ground) or if there is reason to believe that it may be crossed by an underground electric cable, the applicant should contact the Electricity Board to ascertain if and what special safety precautions are necessary.**
11. **The grant of planning permission does not entitle developers to obstruct a public right of way. Development on so far as it affects a right of way, should not be started, and the right of way should be kept open for public use, until the necessary order under Section 247 and 257 of the Town and Country Planning Act 1990 for the diversion of extinguishment of the right of way has been made and confirmed.**