From: Goodier, Melanie
Sent:11 May 2026 15:05:41 +0100
To: Godson, Rebecca
Cc: Development
Subject:RE: AVA/2026/0148 - Change of use of first floor Class E to Class C3 etc. at 6 King Street, Belper (Our Ref. 26/08656/PL01)
Attachments:FW External EmailFw AVBC King Street Notice Served.msg

Hello Rebecca,

Thanks for the update (below and attached) following my initial consultation response on 26.03.2026 (below).

As previously stated, the approved Use Class of the unit below the application site (Class E or Sui Generis) has implications for the level of disturbance/noise likely to be experienced by the occupier (unless they are directly linked to the operations in the unit below). As a future change of use within the Sui Generis Class is not permitted development, approval of the unit below as Sui Generis would avoid the issue of permitted development associated with Class E operations.

It seems more likely that the operation of a number of washing machines directly below the application site would have implications for the occupier, so the scheme of acoustic insulation (referred to on the Proposed layouts, elevations, block plan & location plan drawing), as well as the opening hours, will need to be carefully considered to ensure that the occupier s living conditions are protected.

I await the agent s response to your e-mail (attached) before commenting further.

Regards,

Melanie Goodier | **Principal Pollution Officer**

Amber Valley Borough Council
Pollution Control | Town Hall, Market Place, Ripley, Derbyshire, DE5 3BT
Email (Direct): melanie.goodier@ambervalley.gov.uk; (Office): env.admin@ambervalley.gov.uk |
Telephone (Direct): 01773 841325; (Office): 01773 841335 | www.ambervalley.gov.uk

Making a Difference for Amber Valley

Please note that e-mails larger than **25MB** will not be accepted at the above e-mail address.

From: Godson, Rebecca <rebecca.godson@ambervalley.gov.uk>
Sent: 01 May 2026 11:23
To: Goodier, Melanie <Melanie.Goodier@ambervalley.gov.uk>
Subject: RE: AVA/2026/0148 - Change of use of first floor Class E to Class C3 etc. at 6 King Street, Belper (Our Ref. 26/08656/PL01)

Hi Mel

I understand the ground floor is to reopen next week as a launderette is there anything you would want to add/change?

Kind regards,

Rebecca

From: Goodier, Melanie <Melanie.Goodier@ambervalley.gov.uk>
Sent: 26 March 2026 16:12
To: Godson, Rebecca <rebecca.godson@ambervalley.gov.uk>
Cc: Development <development@ambervalley.gov.uk>
Subject: AVA/2026/0148 - Change of use of first floor Class E to Class C3 etc. at 6 King Street, Belper (Our Ref. 26/08656/PL01)

Afternoon Rebecca,

I have no objection to the proposal but note that, although the entire premises (both floors) is stated to have been vacant since 01.06.2023, activities on the ground floor would remain in Use Class E. More recently this has meant retail use during usual daytime working hours, but the Use Classes Regulations allow permitted change of use to any activity within that Class (unless

an existing condition already prohibits it). Unfortunately, some of the other Class E activities, for example, change of use to a restaurant/café under part E(b), indoor sport under E(d), a day nursery under E(f) etc. aren't particularly compatible with sensitive attached/nearby premises and could have adverse impacts on living conditions.

I note that the "Proposed layouts, elevations, block plan & location plan" drawing (attached) refers to the design of a scheme of acoustic insulation by an acoustic engineer. The scheme will need to be suitable for the range of proposed Class E Uses and/or the range of activities on the ground floor restricted to those compatible with residential use of the first floor.

Regards,

Melanie Goodier | **Principal Pollution Officer**

Amber Valley Borough Council
Pollution Control | Town Hall, Market Place, Ripley, Derbyshire, DE5 3BT
Email (Direct): melanie.goodier@ambervalley.gov.uk; (Office): env.admin@ambervalley.gov.uk |
Telephone (Direct): 01773 841325; (Office): 01773 841335 | www.ambervalley.gov.uk

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From: development@ambervalley.gov.uk <development@ambervalley.gov.uk>
Sent: 17 March 2026 18:30
To: Goodier, Melanie <Melanie.Goodier@ambervalley.gov.uk>
Subject: Planning Consultation - AVA/2026/0148

Dear Sir/Madam

Consultee Type: EH Pollution Control (Noise/Nuisance)
Our Ref: AVA/2026/0148

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

Development Type:
Change of use

Location:
6 King Street Belper Derbyshire DE56 1PS

Applicant:
Mr C Braddock
Waterford Trading Group Limited C/O Agent - - - - -

Agent:
Miss Jennifer McCrea
Waterford Trading Group Limited C/O Agent - - - - -

Case Officer Details:
Name: Rebecca Godson
Telephone: 01773 841667
E Mail: rebecca.smith@ambervalley.gov.uk

I enclose details of this application and would be pleased to receive any comments you may have within the next 21 days.

The Application should be available to view on our website within the next 24 hours.

There is a comments button that you can click on to make comments regarding an application (please see the link below that will take you directly to this planning application) or alternatively you can send a direct email to development@ambervalley.gov.uk

https://www.ambervalley.gov.uk/planning/development-management/view-a-planning-application/?appnumber=AVA-2026-0148

Please let the case officer know if you cannot reply by then.

Sarah Brooks
Planning Manager