BELPER
TOWN COUNCIL
Working for the community

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FAO Planning Officers
Alfia Cox, Rebecca Godson,
Amber Valley Borough Council
Market Place
Town Centre
Ripley
DE5 3BT

3rd June 2026 (By email development@ambervalley.gov.uk)

Dear Sir/Madam,

Further to the meeting of the Belper Town Council Planning Committee on the 2nd June 2026, please find the objections and comments below to be considered upon determination of the following Planning Applications:

AVA/2026/0211
Blue Bell Inn Farnah Green Belper Derbyshire DE56 2UP
Removal of existing marquee and erection of new timber framed pergola

Planning Officer: Rebecca Godson

Whilst the pergola will be visually preferable to the gazebo, the Committee ask that Planning Officers take into account objections raised by neighbours in relation to the potential for noise nuisance from late night outdoor activities and the open nature of the structure.

AVA/2026/0241
Former Ada Belfield House Field Lane Belper Derbyshire DE56 1DE
Erection of 8no. contemporary dwellings (may affect the setting of the conservation area)

Planning Officer: Alfia Cox

The Committee object to this application.
Whilst there are elements of the Heritage Impact Statement which are good, the statement does not recognise the proximity of the site to the railway and Listed bridges. The statement also fails to objectively score the heritage harms associated with the scheme and the only mitigation for any harm is the chosen design, which is not felt to be in keeping with the local area.
Any application to redevelop the site should be evaluated in accordance with the provision within the Neighbourhood Plan for Belper, specifically NPP 27 Redevelopment of Ada Belfield Site and the Committee draw attention to the following specific concerns:

- The terraced frontages with parking spaces at the front are not in keeping with any other housing on Field Lane
- The need to reverse on / off Field Lane to access / egress these parking spaces is not acceptable.
- The scheme does not reflect or enhance the local street scene.

- It was anticipated that the site would be suitable for up to 15 dwellings.

It is noted that pre-application advice was sought from AVBC on an alternative scheme comprising 4 storey apartments and a higher density of units. This current application has only 4 terraced houses and then 4 large, detached houses which do not meet the identified housing need within Belper.
The Committee stress the need to optimise housing density on what is a scarce, town centre, flat site and suggest that consideration be given to a scheme which comprises more residential units, of a smaller size to meet identified housing need.

The Committee commend the specification of passive house standards and electric vehicle points, but are disappointed that there is no solar or air source heat pumps specified in the design, as required by NPP12 Energy Efficiency and High-Quality Design.

App ref: AVA/2026/0288
App address: Fishermans Rest Broadholme Lane Belper Derbyshire DE56 2JF
Proposal: Change of use from public house (Sui Generis) to a domestic dwelling house (C3)

Planning Officer: Rebecca Godson

The Committee note that the pre-application advice required that the pub be advertised for sale for 12 months prior to consent for change of use being submitted. The Committee do not believe that marketing has been underway for 12 months.

Kind Regards,

Tina Faloon

Tina Faloon
Deputy Town Clerk