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 Urfan Munir
The Ferns
Haslingden Road
Rawtenstall
Lancashire
BB4 6QX

Mr James Fagan
Lathams
1 College Place
Derby
DE1 3DY

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/2026/0187**) which was valid on the 15 April 2026 for permission for **Demolition of former care home (may affect the setting of the conservation area) at Former Ada Belfield House Field 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 hereby permitted shall be begun before the expiration of three years from the date of this permission.

   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. No demolition works shall commence until a Precautionary Method Statement (PWS) for bats is produced and submitted to the Local Planning Authority for approval. This shall include reasonable avoidance measures such as seasonal timings and strategic removal of identified features under a watching brief. If evidence of roosting bats is found, no works shall commence until a suitable mitigation strategy has been produced (including licensing where necessary) and been submitted to the Local Planning Authority for approval. A short statement of compliance shall be submitted to the Local Planning Authority upon completion of the demolition works.

Date: 9 June 2026

Signed S Gladwin

Simon Gladwin
Chief Executive

Reason: In the interest of ecology in accordance with policy EN8 of the Amber Valley Borough Local Plan.

3. Prior to commencement of the demolition works hereby permitted, a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The demolition works shall be implemented in accordance with the approved Plan which shall be maintained throughout the works period.

   Reason: In the interests of the safe operation of the highway and the protection of amenity during the demolition works.

4. All trees to be retained on and adjacent to the site shall be protected during demolition works in accordance with BS5837:2012 "Trees in relation to design, demolition and construction - Recommendations".
   Protective fencing and any required ground protection shall be installed prior to the commencement of demolition works and shall be retained in place for the duration of the works.
   No materials, equipment, machinery, or spoil shall be stored or placed within the root protection areas of retained trees, and no excavation or ground disturbance shall take place within these areas.

   Reason: To ensure the protection of trees which contribute to the character and appearance of the area, in accordance with the policies of the Amber Valley Borough Local Plan and the National Planning Policy

5. No works, or deliveries to and from the site, shall occur other than between 08:00 and 18:00 hours on weekdays and between 08:00 and 13:00 hours on Saturdays. No works shall take place on Sundays or bank holidays. Any essential extension to these hours, other than for emergency works, shall be agreed with the Local Planning Authority before work commences. Activities that do not create noise and disturbance to residents may still take place outside these hours.

   Reason: To safeguard amenity in accordance with policy EN15 of the Amber valley Borough Local Plan.

Date: 9 June 2026

Signed

S Gladwin

Simon Gladwin
Chief Executive

Notes
Attention is drawn to the attached notes:

1 In respect of condition 3, The Plan shall include, but not be restricted to providing, details of:
a) Demand, provision, and location of construction site operative and visitor car parking;
b) Provision and location of on-site accommodation for construction staff;
c) Measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties, including traffic and pedestrian movement along Field Lane;
d) Delivery schedules and working times, with delivery and construction staff movements timed to avoid highway peak periods;
e) Advisory routes and signage proposals for construction traffic, including proposals to discourage use of inappropriate routes e.g. Field Lane to the east of the site;
f) Proposals for changes to the site access to safely accommodate construction traffic, including provision of appropriate visibility splays along Field Lane and sufficient width to accommodate large plant and vehicle movements (the latter supported by swept path analyses);
g) Details of temporary traffic management arrangements to accommodate construction of changes to the site access and other highway and/or enabling works;
h) Locations for loading/unloading, storage, and removal of plant, waste, and construction materials;
i) Methods of preventing mud and dust being carried onto the highway, including provision of wheel wash and road sweeping facilities;
j) Arrangements for turning vehicles;
k) Arrangements to receive abnormal loads or unusually large vehicles;
l) Site hoardings, fencing, and gates;
m) Specific methods for positively communicating the Plan to staff, visitors, and neighbouring residents and businesses.

2 The demolition hereby permitted may impact on the operation of the highway network during construction. The developer should contact the highway authority's Network Management Team at www.derbyshire.gov.uk/transport-roads/roads traffic/roadworks/roadworks.aspx at least eight weeks prior to any activity on site to enable temporary traffic regulation orders to be prepared and/or a programme of temporary traffic management measures to be agreed.

It is expected that contractors will be registered with the Considerate Constructors scheme and comply with the code of conduct in full, but particular reference is made to

Date: 9 June 2026

Signed

Simon Gladwin
Chief Executive

"respecting the community". Constructors should give utmost consideration to their impact on neighbours and the public by:
o Informing, respecting and showing courtesy to those affected by the work;
o Minimising the impact of deliveries, parking and work on the public highway;
o Contributing to and supporting the local community and economy; and,
o Working to create a positive and enduring impression and promoting the Code.

The construction traffic management plan should clearly identify how the principal contractor will engage with the local community; this should be tailored to local circumstances. Contractors should also confirm how they will manage any local concerns and complaints and provide an agreed Service Level Agreement for responding to said issues.

Contractors should ensure that courtesy boards are provided, and information shared with the local community relating to the timing of operations and contact details for the site coordinator in the event of any difficulties.

This does not offer any relief to obligations under existing legislation.

The deposit of mud or other items, and/or the discharge of water, onto the public highway are offences under Sections 149 and 151, Highways Act 1980. The applicant, any contractors, and the owner/occupier of the land must therefore ensure that nothing is deposited on the highway, nor that any soil or refuse etc is washed onto the highway, from the site. Failure to prevent this may force the highway authority to take both practical and legal action (which may include prosecution) against the applicant/contractors/owner or occupier of the land.

3 All activities shall comply with the guidance in British Standard BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites - Part 1: Noise' (Section 8 and Annex B) and Part 2: Vibration' (Section 8).

4 No visible dust/particulate matter shall be emitted beyond the site boundary. At such times as the prevention of nuisance is not possible, dust/particulate generating activities shall temporarily cease until such time as dust suppression measures become effective. Site roads shall be hard-surfaced and regularly cleaned, at least once daily. Any mechanical road sweepers shall use an adequate filtration system and water supply to minimise the emission of dust/mud off-site: under no circumstances shall a sweeper be operated dry, without an adequate water supply.

Date: 9 June 2026

Signed

S Gladwin

Simon Gladwin
Chief Executive

5 Any temporary site lighting shall be positioned on site to minimise light trespass and glare. Temporary site lighting operating between 22:00 and 07:00 hours the following day shall be agreed with the Local Planning Authority. No site security cameras shall operate an audible warning alarm.

6 The developer should already be aware that the Environmental Permitting (England and Wales) Regulations 2016 (Schedule 1, Part 2, Section 3.5, Part B) prescribes that the following activities are regulated and require an environmental permit to be held:
(a) …the crushing, grinding or other size reduction, other than the cutting of stone, or the grading, screening or heating of any designated mineral or mineral product except where the operation is unlikely to result in the release into the air of particulate matter;
(b) The crushing, grinding or other size reduction, with machinery designed for that purpose, of bricks, tiles or concrete;
(c) Screening the product of any activity described in paragraph (b).

Further information can be found in the form of statutory guidance in the relevant Process Guidance Note 3/16(12) available at the following site: https://www.gov.uk/government/publications/mobile-crushing-and-screening-processguidance-note-316.

The developer must provide a copy of the environmental permit for any crusher operating on site to the Pollution Control Unit at: envadmin@ambervalley.gov.uk at least 7 days before the process commences.

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:

-

In detail:

Date: 9 June 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.