**BELPER**
**TOWN COUNCIL**
Working for the community

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FAO Planning Officers
Rebecca Godson, Katja Graham, Alex Shaw
Amber Valley Borough Council
Market Place
Town Centre
Ripley
DE5 3BT

10th June 2026 (By email development@ambervalley.gov.uk)

Dear Sir/Madam,

Further to the meeting of Belper Town Council on the 9th June 2026, please find the objections and comments below to be considered upon determination of the following Planning Applications:

AVA/2026/0321
31 Field Lane Belper Derbyshire DE56 1DD
Construction of a single-storey side extension, installation of in-roof solar panels and an air source heat pump, and replacement of existing windows and doors.

Planning Officer: Katja Graham

**The Committee are disappointed that the Heritage Impact Statement fails to assess the impact that the proposed development would have on Joseph Street and particularly the Listed Clusters house on Joseph Street, opposite the rear of the site.**
**The Committee expect the Heritage Officer to assess the impact of the proposal on Joseph Street. It is noted that the air source heat pump is not shown on the proposed elevations and the Committee again request that the Heritage Officer assesses the impact.**
**The Committee welcome the specification of an air source heat pump and in roof solar panels.**

AVA/2026/0296
61 Spencer Road Belper Derbyshire DE56 1JW
Alterations to existing porch. Proposed single storey rear extension.

Planning Officer: Katja Graham

**No comment.**

AVA/2026/0256
2 Becksitch Lane Belper Derbyshire DE56 1UZ
Convert roof from hip to gable, install 2no dormers and rooflight to front elevation, provide larger terrace to rear elevation, create lower ground floor

Planning Officer: Alex Shaw

**The Committee have concerns that the external finishes proposed at the rear do not reflect any nearby domestic properties. It would be beneficial if the finishes reflected the new housing development on Derwentside, close by.**
**The Committee expect that Planning Officers will take account of the view of the proposed development from the other side of the valley and require the development to reference local materials.**

AVA/2026/0294
302 Over Lane Belper Derbyshire DE56 0HJ
Proposed two storey side extension to include open parking area and an additional bedroom to first floor. New single storey extension to the rear to provide a better kitchen/dining area.

Planning Officer: Katja Graham

**The Committee object to this application which they understand is within Green Belt. There is also insufficient information within the application and plans to undertake a proper evaluation.**

AVA/2025/0757
76 Bridge Street Belper Derbyshire DE56 1AZ
Conversion of ground floor to 3 residential flats at 76 and 78 Bridge Street (may affect the character and appearance of the Conservation Area)

Planning Officer: Rebecca Godson

**The Committee re-state their objection to this application; however, as the original plans are no longer on the website it is not possible to compare the revised plans, and in particular to assess if the bedrooms are larger than originally specified.**
**The application states that there will be no external works and does not indicate any changes to the front elevation, however it is understood that works are in fact needed to pointing, wooden signage and rainwater goods. The Committee request that a detailed front elevation drawing is presented to enable evaluation of the impact of the proposal.**
**The Committee are concerned that the proposed flat 78b at the rear will not meet Fire Safety Building Regulations, as egress from the bedrooms is through the lounge.**

AVA/2026/0299
35 Leche Croft Belper Derbyshire DE56 0DD
Application for a Lawful Development Certificate for the existing use of a grassed area, formerly public open space, as domestic garden curtilage.

Planning Officer: Rebecca Godson

**The Committee do not support this application which would see the ownership of a publicly owned asset taken over by a private individual. The Committee would like to receive confirmation of what the land was used for previously, what the intention was of the resident when they first erected a fence on the public open space and whether the photographic evidence submitted is sufficient to prove adverse possession for the requisite time.**

Kind Regards,

*Tina Faloon*

Tina Faloon
Deputy Town Clerk