BELPER
TOWN COUNCIL
Working for the community

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DE56 1BY

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

15th July 2026 (By email development@ambervalley.gov.uk)

Dear Sir/Madam,

Further to the meeting of Belper Town Council on the 14th July 2026, please find the objections and comments below to be considered upon determination of the following Planning Applications:

AVA/2026/0359
Pennock Hiron Farm Cemetery Road Belper Derbyshire DE56 1EJ
Construction of an agricultural outbuilding.

Planning Officer: Rebecca Godson

The Committee noted that the Heritage Impact Statement and application were of a good standard. The revised design is broadly acceptable but there are some concerns regarding the size of the proposed building and the scale relative to the existing buildings.

AVA/2026/0374
16 Becksitch Lane Belper Derbyshire DE56 1UZ
Proposed raised balcony to rear of house and rendering of external walls.

Planning Officer: Katja Graham

The Committee object to this application. This site is within the WHS Buffer Zone and so a Heritage Impact Statement is required to be submitted. The Statement should assess the view into the site from the other side of the valley, which is part of the WHS, as well as the monitoring views from Chevin valley.
The proposed Chalk and Pearl rendering for the whole house is out of keeping with neighbouring properties and does not meet NPP 3 Protecting the Landscape Character of Belper Parish d) use a locally inspired range of materials (like local gritstone and slate or Staffordshire Blue roof tiles) to ensure a narrow colour palette.

AVA/2026/0332
Black Swan 44 Market Place Belper Derbyshire DE56 1FZ
New sign-written fascias, refurbished hanging sign and sign-written wall patch

Planning Officer: Katja Graham

No comment.

AVA/2026/0378
Belmont 2 Church Lane Belper Derbyshire DE56 1EZ
Proposed external insulation to property alongside alterations to front door and rainwater goods

Planning Officer: Katja Graham

The Committee support this application which will improve the internal conditions of the building.

AVA/2026/0356
31 Short Row Belper Derbyshire DE56 1DJ
Listed building consent for the removal of non-original latex paint from the brickwork of the front and rear upper of the property and the repointing of damaged joints with Hot Lime Mortar.

Planning Officer: Katja Graham

The Committee are disappointed that this retrospective application does not include any photographs of the building before and after the works, which makes an assessment of the application impossible. There is also no evidence provided that the works which are set out in the application have been completed in accordance with the details given and the specified materials used.

AVA/2026/0317
25 The Butts Belper Derbyshire DE56 1HX
Listed building consent for replacement of existing chimney pots

Planning Officer: Katja Graham

The Committee support this application.

AVA/2026/0397
Aldi Unit 2 Chapel Street Belper Derbyshire DE56 1AR
Installation of replacement plant

Officer name: Rebecca Godson

The Council are very disappointed that the Heritage Impact Statement does not state that the property is within the Derwent Valley Mills World Heritage Site. The application also states that the site does not fall within an area subject to any made or draft Neighbourhood Plan. The applicant's attention is drawn to the attached link to the Neighbourhood Plan for Belper.

https://www.belpertowncouncil.gov.uk/wp-content/uploads/sites/103/2023/04/belper-neighbourhood-plan.pdf

AVA/2026/0387
Beech Lawn Green Lane Belper Derbyshire DE56 1BY
Listed Building consent for the addition of three air conditioning units. 1 internally to the GF boardroom and 2 to the second-floor server room. Externally, there are three fan chiller units: two on the side elevation of the building, facing west (behind the existing roof pitch out of view at the second-floor level). One unit placed in a below-ground lightwell.

Planning Officer: Katja Graham

The Council object to this application.
The date given for the building is a century too late; it is 18th Century not 19th. Retrofitting of plant may be considered acceptable if it leads to improved sustainability within a building, but the application for air-conditioning units causes harm to a Listed Building and does not meet that objective.
The application does not provide details about the existing source of heating for the building, but the applicant is asked to consider alternatives, such as an air source heat pump system which could also provide cooling.
The Council invite the applicant to reconsider the proposal in the round with the heating system.

Kind Regards,

Tina Faloon

Tina Faloon
Deputy Town Clerk