BELPER
TOWN COUNCIL
Working for the community

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

2nd September 2026 (By email development@ambervalley.gov.uk)

Dear Sir/Madam,

Further to the meeting of the Belper Town Council Planning Committee on the 1st September 2026, please find the objections and comments below to be considered upon determination of the following Planning Applications:

App ref: 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 welcome the amendments to the proposal and the new Heritage Impact Statement and can now support the application.

AVA/2026/0472
App address: Chevin Lodge Farnah Green Belper Derbyshire DE56 2UP
Proposal: Construction of a double storey rear extension, amendments to existing window openings and construction of new double garage.

Planning Officer: Katja Graham

The Committee note the comments submitted by Derbyshire County Council Highways and echo their concerns regarding the nature of the proposed 'garage': 'The 'garage' appears to comprise a bar, garage/cinema, and office space. If the 'garage' is to be ancillary to the main dwelling, there would be no material impact on the public highway. The garage hereby permitted shall be occupied solely in connection with, and ancillary to, the host dwelling (Chevin Lodge, Farnah Green, Belper), and shall not
be sold off, sub-let, or used as a separate dwelling, holiday let, or other business premises.

App ref: AVA/2026/0489
App address: 6 Parkside Belper Derbyshire DE56 1HY
Proposal: Demolition of garage, new garden store with driveway & bike store above (street level), new lean-to greenhouse and timber glazed extension.

Planning Officer: Katja Graham

The Committee support this proposal which specifies a sympathetic design, has a good quality Heritage Impact Statement and includes solar panels.

AVA/2026/0494
App address: 66 The Fleet Belper Derbyshire DE56 1NW
Proposal: Proposed greenhouse to the rear of 66 the Fleet, Belper.

Planning Officer: Katja Graham

The Committee object to this further application for this site which is within the WHS Buffer Zone. The cumulative effect of this proposed structure and therefore the potential for cumulative harm should be taken into account in the determination in accordance with the AVBC Local Plan Policy EN4 Heritage Assets g) resist development which could cumulatively lead to harm to the significance of heritage assets, including their setting.

App ref: AVA/2026/0495 and 0496
App address: 42 Short Row Belper Derbyshire DE56 1DJ
Proposal: Planning Application and Listed Building Consent application for Repairs to our roof, which is leaking across its length. Reusing present tiles where possible, replace damaged ties with the same style/type.

Planning Officer: Katja Graham

The Committee wish to see a clear specification relative to the roof tiles which will be used to replace any losses; it is not acceptable to state that roof tiles will be of the same style/ type but the actual material of the slates must be provided.

AVA/2026/0497
App address: Quarry View Farnah Green Belper Derbyshire DE56 2UP
Proposal: Installation of Sewage Treatment Plant in relation to a new build residential property (AVA/2023/0713), including hardstanding area for maintenance vehicles, Klargester below ground tank, pump and sample chambers, power kiosk and below ground drainage field.

Planning Officer: Carol Grant

The Committee have no objection subject to approval of the installation by Severn Trent Water.

AVA/2026/0498
App address: Quarry View Farnah Green Belper Derbyshire DE56 2UP
Proposal: Variation of condition 2 of AVA/2023/0713 to substitute approved plans to allow for changes

Planning Officer: Carol Grant

No comment.

App ref: AVA/2026/0499
App address: 2 Holly Bush Lane Makeney Belper Derbyshire DE56 0RX
Proposal: Demolition of the existing garage and the erection of a two-storey side extension, together with the replacement of the existing roof, alterations to external facing materials, associated landscaping works, and the installation of photovoltaic panels and air source heat pump/air conditioning units.

Planning Officer: Katja Graham

The Committee welcome the specification of solar panels, thermal insulation and a heat pump in accordance with NPP 12 Energy Efficiency and High-Quality Design.

AVA/2026/0500
App address: Substation Derby Road Milford Belper Derbyshire
Proposal: Change of use of substation to Use Class E with associated internal and external alterations.

Planning Officer: Rebecca Godson

The Committee object to this application as the render colour is not in keeping with NPP 3 1 d) Protecting the Landscape Character of Belper Parish, use a locally inspired range of materials to ensure a narrow colour palette nor NPP 11 1 Protecting Heritage Assets. Development should complement existing materials and architectural detailing and reflect the pattern and design.

App ref: AVA/2026/0503
App address: 133 Belper Lane Hilltop Belper Derbyshire DE56 2UH
Proposal: Creation of vehicle access and parking.

Planning Officer: Katja Graham

The Committee object to this application and are disappointed to note that the development has already commenced despite the application stating that works have not started. The heritage wall has already been removed and this development in the WHS Buffer Zone should have received planning permission before being undertaken.
The Committee also expect the comments from DCC Highways to be taken into account with respect of the finished parking surfaces: 'The submitted block plan indicates that the driveway would be constructed in a semipermeable resin finish. However, the photograph submitted in support of this application does not show such details, indicating a loose surface which, with the potential for loose material to be carried onto the highway, could be detrimental to highway safety'.
The Committee also require any final surface to be permeable in accordance with NPP 10 Reducing the Risk of Flooding**.**

Kind Regards,

Tina Faloon

Tina Faloon
Deputy Town Clerk