BELPER
TOWN COUNCIL
Working for the community

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

8th October 2026 (By email development@ambervalley.gov.uk)

Dear Sir/Madam,

Further to the meeting of the Belper Town Council Planning Committee on the 6th October 2026, please find the objections and comments below to be considered upon determination of the following Planning Applications:

App ref: AVA/2026/0472
App address: Chevin Lodge Farnah Green Belper Derbyshire DE56 2UP
Proposal: Construction of two-storey extension to north elevation.

Planning Officer: Katja Graham

The Committee note that amended plans have been submitted in respect of the house, however no amendments have been made to the designs for the garage, in respect of which Belper Town Council made objections. The following objection is therefore restated: 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/2026/0500
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 note that objections previously submitted by the Council have resulted in amendments to the proposed render and external signage and that an improved Heritage Impact Statement has been submitted.
The Committee welcome the changes and no longer have an objection.

App ref: AVA/2026/0541
App address: 32 Lodge Drive Belper Derbyshire DE56 2TP
Proposal: Demolition of Garage and Rebuild, Landscaping works to garden, Rear single storey extension

Planning Officer: Katja Graham

The Committee note that amendments have now been made which reflect the concerns raised by the Heritage Officer at AVBC and Belper Town Council.

App ref: AVA/2026/0556
App address: Talbot Hotel Bridge Foot Belper Derbyshire DE56 2UA
Proposal: Retention of external alterations comprising a lightweight oak timber veranda structure, raising and alteration of existing stone boundary walls, construction of replacement stone walling, alterations to external ground levels and associated landscaping

App ref: AVA/2026/0557
App address: Talbot Hotel Bridge Foot Belper Derbyshire DE56 2UA
Proposal: Listed Building consent for the retention of external alterations comprising a lightweight oak timber veranda structure, raising and alteration of existing stone boundary walls, construction of replacement stone walling, alterations to external ground levels and associated landscaping

Planning Officer: Rebecca Godson

The Committee are very disappointed that the proposed works had been commenced prior to the receipt of Planning and Listed Building consent.
The Committee are concerned that there is the potential for a large, mature tree on the site to be damaged by the proposed works.
The applications and Heritage Impact Statement are very poor and no before and after photographs are included which would assist with an appraisal of the application and the works already undertaken on site.
The Committee note that the Environment Agency have requested further information relative to flood risk and the response to that request should be assessed before the applications are determined.

App ref: AVA/2026/0558
App address: 53A Chapel Street Belper Derbyshire DE56 1AR
Proposal: Replacement UPVC windows and doors, replacement of roof tiles, widening of entrance gateposts, loft conversion with associated works to roof, proposed garage to the rear and reinstatement of keystone tile detail and lintels over windows.

Planning Officer: Katja Graham

No comment.

App ref: AVA/2026/0562
App address: Holy Trinity Church Derby Road Milford Belper Derbyshire DE56 0RA
Proposal: Conversion of church to single dwelling, installing new partitions, bathrooms and kitchen and floating floor

App ref: AVA/2026/0563
App address: Holy Trinity Church Derby Road Milford Belper Derbyshire DE56 0RA
Proposal: Listed building consent for the conversion of church to single dwelling, installing new partitions, bathrooms and kitchen and floating floor

Planning Officer: Rebecca Godson

The Committee note that, whilst floor insulation is specified, there does not appear to be any insulation at roof height. This will make the building very difficult and inefficient to heat. The Committee also have concerns regarding the ability to provide sufficient fire exit provision for the bedrooms.
The Committee would expect to see provision within the application for meeting the requirements of NPP 12 Energy Efficiency and High-Quality Design to address the reduction of energy demand and the generation of renewable energy.

App ref: AVA/2026/0580
App address: Fisher House 14 Highfield Road Belper Derbyshire DE56 1NZ
Proposal: First floor extension to the rear and side of the property, side extension to the garage, and a new external bridge connecting the first floor to the garden.

Planning Officer: Katja Graham

The Committee note that no application form is available to view.

App ref: AVA/2026/0592
App address: BABINGTON HEALTH CENTRE Derby Road Belper Derbyshire DE56 1WH
Proposal: Advertisement Consent for the display of 3 no. proposed building signage and external site signage at the Belper Clinic.

Planning Officer: Rebecca Godson

No comment.

Kind Regards,

Tina Faloon

Tina Faloon
Deputy Town Clerk