BELPER
TOWN COUNCIL
Working for the community

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

4th November 2026 (By email development@ambervalley.gov.uk)

Dear Sir/Madam,

Further to the meeting of the Belper Town Council Planning Committee on the 3rd November 2026, please find the objections and comments below to be considered upon determination of the following Planning Applications:

App ref: AVA/2026/0378
App address: Belmont 2 Church Lane Belper Derbyshire DE56 1EZ
Proposal: Proposed external insulation to property alongside alterations to front door, rainwater goods and re-roofing of bungalow.

Planning Officer: Katja Graham

No comment.

App ref: 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. The Committee note the comment made by the Derbyshire Wildlife Trust which asserts that this site is not exempt from Biodiversity Net Gain requirements.

App ref: AVA/2026/0632
App address: 35 Parkside Belper Derbyshire DE56 1HY
Proposal: Replacement of three windows and the principal entrance door to the front elevation

Planning Officer: Katja Graham

No comment.

App ref: AVA/2026/0510
App address: St Elizabeth House Matlock Road Belper Derbyshire DE56 2JD
Proposal: Retention and completion of external works at St Elizabeth House (Grade II listed), including rebuilding existing retaining walls, resurfacing the existing driveway, boundary alterations, land regrading, landscaping and associated external alterations.

Planning Officer: Rebecca Godson

The Committee object to this application on the following grounds:
- The property was Listed in 2020 however it is not valid to use 2020 as the benchmark for works proposed now. By the time of the Listing, significant damage had already occurred to the gardens and outside landscaping. The Committee feel that a benchmark of before 2019 would be more appropriate.
It should be noted that the Appeal Decision states
: in paragraph 18 that, There is also significance to be derived from the House's elevated location, its orientation across the contours to take advantage of the views, and its position within what were, until recent excavations, gently sloping and terraced grounds with a wooded backdrop. Moreover, since the clearance of some vegetation the House's commanding presence is very much in evidence when viewed from the closest and busiest public viewpoint, Matlock Road. This is described as a principal view in the evidence.
: in paragraph 72 that, Heritage England stated that harm is inherent to the transformation of the grounds from a decayed but recoverable designed landscape setting whereby the balance of the original architectural composition is inevitably upset.
: in paragraph 74 that, The date of the House's listing has no bearing on my reasoning. Nor does the date of listing diminish the weight I give to its significance and its contribution to the CA or the DVMWHS.
- It is not clear from the application nor drawings what the extent of the proposed retaining walls is and there are no elevations identifying the visual impact of the retaining walls from important view points of the Belper Mills site and the approach along the A6 from Belper.
- The height of the new gates is not specified.
- The proposed height of the timber post and rail fencing along the A6 boundary is not clear from the application and there are concerns that it may adversely affect the view along the A6.
- The specification of black tarmac along the driveway is not appropriate and not in keeping with the historic site.

The Committee support the reinstatement of, and reuse of the original, steps.
The Committee support the works to the garage, including stone cladding, timber window and slate roof.

App ref: AVA/2026/0638
App address: TA Lion Garage Lion Garage Bridge Street Belper Derbyshire DE56 1AX
Proposal: Installation of an ATM machine

Planning Officer: Katja Graham

The Committee agree that a safety bollard / barrier should be installed to protect members of the public using the ATM from passing petrol station traffic.

App ref: AVA/2026/0639
App address: TA Lion Garage Lion Garage Bridge Street Belper Derbyshire DE56 1AX
Proposal: The installation of 1 illuminated top sign

Planning Officer: Katja Graham

No comment.

Kind Regards,

Tina Faloon

Tina Faloon
Deputy Town Clerk