



**BELPER**  
**TOWN COUNCIL**

Working for the community

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FAO Planning Officer  
Heather Wynne  
Amber Valley Borough Council  
Market Place  
Town Centre  
Ripley  
DE5 3BT

2<sup>nd</sup> October 2024

(By email [development@ambervalley.gov.uk](mailto:development@ambervalley.gov.uk))

Dear Sir/Madam,

Further to the Meeting of the Belper Town Council Planning Committee on the 1<sup>st</sup> October 2024, please see the attached comments to be considered upon determination of the following Planning Application:

**App ref: AVA/2024/0425**

**App address: The Coachhouse And The Gatehouse Makeney Road Makeney Milford Belper Derbyshire**

**Proposal: Change of use to from C3 dwellinghouse to C2 childrens home (may affect the setting of a listed building and character and appearance of the Conservation Area)**

**Planning Officer: Heather Wynne**

This application was considered by the Committee and updated documents were noted but objections previously submitted by the Planning Committee are still valid.

The Committee wish to object to this application for change of use for the following reasons:

- The Committee are concerned that insufficient information has been submitted to support the application.
- The Committee are concerned that there are inaccuracies within the elevation drawings submitted in support of the application.
- The Heritage Impact Statement is inadequate and does not reflect the historic surroundings. The Committee anticipate that some internal and external works will be required to be undertaken within the building and these changes should form part of a Full planning application.
- The Committee have serious concerns about the impact on the local highways as a result of the proposal and believe that a further, detailed, traffic assessment should be undertaken rather than a desk-based survey. Members noted that Policy ER11 of the Local Plan provides that parking and servicing should be provided to the required standards.

Kind Regards,

*Tina Faloon*

Tina Faloon  
Deputy Town Clerk