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Alfreton Town Council

Planning Committee

Agenda 11th September 2024

**AGENDA**

**PLANNING COMMITTEE**

05/09/24

Chairman: Councillor Keith Wood

Councillors: D Taylor, J Gdula, J Whetton & J Bate

**On Wednesday 11th September 2024 at 7pm**

**ROOM 1, Alfreton House**

All Members of the Committee are summoned to attend for the purpose of considering and resolving the business to be transacted as set out in the following agenda.

Please note that all members are invited to attend and participate at the meeting but any decision on any representation may only be made by members of the Planning Committee.

Yours sincerely,

Tina Crookes

Tina Crookes

Town Clerk and Proper Officer

# **MEETING OF ALFRETON TOWN COUNCIL**

# **ORDER OF BUSINESS**

## 18/24p To receive apologies for absence

## 19/24p To receive any declarations of interest from Members

Members are requested to declare the existence and nature of any disclosable pecuniary interest and/or other interest, not already on their register of interests, in any item on the agenda and withdraw from the meeting at the appropriate time, or to request a dispensation. Please note that appropriate forms should be completed prior to commencement of the meeting.

## 20/24p Recording and Filming of Council and Committee Meetings

The right to record, film and to broadcast meetings of the council and committees is established following the Local Government Audit and Accountability Act 2014. This is in addition to the rights of the press and public to attend such meetings. Meetings or parts of the meetings from which the press and public are excluded may not be filmed or recorded. Members of the public are permitted to film or record meetings to which they are permitted access, in a non-disruptive manner.

a. For the purposes of minute taking an Officer will record the meeting audially and delete the files once the draft minutes have been produced.

## 21/24p Public Participation

The period of time designated for public participation at a meeting shall not exceed 20 minutes, a member of the public shall not speak for more than 3 minutes, unless directed by the Town Mayor of the meeting.

A question may only be asked if notice has been given by delivering it in writing or e-mail to the Town Clerk 7 clear days before the meeting, unless the Town Mayor regards it as urgent in his opinion.

A separate public participation procedure exists.

[**Link to Alfreton Town Council policies and procedures**](about:blank)

## 22/24p To consider any items which should be taken in exclusion of the press and public

If the Council decides to exclude the press and public it will be necessary to pass a resolution in the following terms:- “That in view of the confidential nature of the business about to be transacted, to consider a resolution to exclude the Press and Public from the meeting in accordance with the Public Bodies (Admission to Meetings) Act 1960, s1, in order to discuss the item. *A reason must be stated*

**23/24p To read and consider the Minutes of the Planning Committee held on Wednesday 31st July 2024 copies have been circulated to each Member with the summons to attend the meeting; the Minutes may be taken as read.**

## 24/24p After consideration to approve the signature of the Meeting Minutes of Wednesday 31st July 2024 by the person presiding as a correct record

**25/24p To consider what representations, if any, the Town Council wishes to make**

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| **Consultation Date - 26/Jul/2024** |  |

Ref: [AVA/2024/0479](https://www.ambervalley.gov.uk/planapps?refval=AVA-2024-0479)

Address: Plough Inn, 20 Nottingham Road, Alfreton, Derbyshire, DE55 7HL

Proposal: Change of use of existing public house to form 16 bed HMO (may affect the setting of a listed building)

Date Valid:26/Jul/2024

Decision Expected:13/Sep/2024

Decision Issued:

Applicant: Mr M Singh  3 Langsett Road, Wolverhampton, WV10 0TE

**To ratify the following response already submitted:**

**The town council wish to object to the recent surge in HMO applications within Alfreton. While we understand the need for diverse housing options, the proliferation of HMOs is having a detrimental impact on our community, particularly on local businesses, parking availability, and essential services.**

**The increase in HMOs has led to a transient population, which does not support local businesses in the same way long-term residents do. This shift is causing a decline in customer loyalty and foot traffic, ultimately threatening the viability of local shops and services.**

**The density of HMOs has exacerbated parking problems in the area. Many HMOs do not provide adequate parking facilities, leading to overcrowded streets and significant inconvenience for residents and visitors alike. This situation is not only frustrating but also poses safety risks, particularly for emergency vehicle access.**

**The influx of HMO residents is putting a strain on local services, including waste collection, healthcare, and public transport. These services are struggling to cope with the increased demand, resulting in reduced quality and accessibility for all.**

**In light of these concerns, we urge the council to carefully consider the approval of additional HMO applications in Alfreton. It is crucial to maintain a balanced community that supports both residential stability and the prosperity of local businesses. Along with the appropriate availability of facilities to support such increases in the population,  this application would be removing one of those facilities of a community space.**

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|  | **Consultation Date - 31/Jul/2024** |  |

Ref: [AVA/2024/0465](https://www.ambervalley.gov.uk/planapps?refval=AVA-2024-0465)

Address: Kerrys Domestic Appliances, 83 High Street, Alfreton, Derbyshire, DE55 7DP

Proposal: Change of use from Retail Unit (Class E) to (House in Multiple Occupation (Sui Generis) retaining commercial unit to the front - 2 storey extension to the rear of the property and over the existing to create 9 no bed-sit rooms

Date Valid:30/Jul/2024

Decision Expected:17/Sep/2024

Applicant: Mr Mehdi Nili  83 High Street, Alfreton, DE55 7DP

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|  | **Consultation Date - 5/Aug/2024** |  |

Ref: [AVA/2024/0545](https://www.ambervalley.gov.uk/planapps?refval=AVA-2024-0545)

Address: GTS Maintenance Ltd, Salcombe Road, Alfreton, Derbyshire, DE55 7RG

Proposal: Erection of three storey apartment block comprising 6 two bed apartments

Date Valid:2/Aug/2024

Decision Expected:20/Sep/2024

Applicant: Mr S Green GTS Maintenance Services Ltd, Salcombe Road, Alfreton, Derbyshire, DE55 7RG

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|  | **Consultation Date - 6/Aug/2024** |  |

Ref: [AVA/2024/0555](https://www.ambervalley.gov.uk/planapps?refval=AVA-2024-0555)

Address: 39 Hall Street, Alfreton, Derbyshire, DE55 7BT

Proposal: Single storey extension to side and front, new boundary treatments to all elevations and extension of vehicle access

Date Valid:5/Aug/2024

Decision Expected:23/Sep/2024

Applicant: Miss T Ngvyen 39 Hall Street, Alfreton, Derbyshire, DE55 7BT,

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|  | **Consultation Date - 8/Aug/2024** |  |

Ref: [AVA/2024/0563](https://www.ambervalley.gov.uk/planapps?refval=AVA-2024-0563)

Address:58 Rodgers Lane, Alfreton, Derbyshire, DE55 7FF

Proposal: Dormer loft conversion

Date Valid:8/Aug/2024

Decision Expected:26/Sep/2024

Applicant: Daniella Darie  58 Rodgers Lane, Alfreton, Derbyshire, DE55 7FF

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|  | **Consultation Date - 16/Aug/2024** |  |

Ref: [AVA/2024/0348](https://www.ambervalley.gov.uk/planapps?refval=AVA-2024-0348)

Address: East Midlands Land And Property Ltd, 17 Church Street, Alfreton, Derbyshire, DE55 7AH

Proposal: Change of use from commercial to residential single dwelling including replacement of rear patio door. (may affect the setting of a listed building)

Date Valid:15/Aug/2024

Decision Expected:3/Oct/2024

Applicant: Mr Chris Jennings  17 Church Street, Alfreton, Alfreton, DE55 7AH, United Kingdom

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|  | **Consultation Date - 16/Aug/2024** |  |

Ref: [AVA/2024/0569](https://www.ambervalley.gov.uk/planapps?refval=AVA-2024-0569)

Address:17 Church Street, Alfreton, Derbyshire, DE55 7AH,Proposal:Listed building consent for change of use from commercial to residential single dwelling. Replacement of PVC rear patio door, fitting of new main kitchen and new family bathroom.

Date Valid:15/Aug/2024

Decision Expected:3/Oct/2024

Applicant: Mr Chris Jennings  17 Church Street, Alfreton, Alfreton, DE55 7AH, United Kingdom

**26/24p To receive correspondence from Amber Valley Borough Council regarding the Gladman Development appeal**

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