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Alfreton Town Council

Minutes of the Planning Committee

Held on 11th September 2024

in Room 1 at 7pm

**PLANNING COMMITTEE**

Chairman: David Taylor

Committee Members: J Gdula, J Whetton & J Bate

Staff: V Johnstone

# **MEETING OF ALFRETON TOWN COUNCIL**

# **PLANNING COMMITTEE**

# **ORDER OF BUSINESS**

## 18/24p To receive apologies for absence

Apologies were received from Councillor K Wood

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

There were none

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

The meeting was recorded

## 21/24p Public Participation

There were none

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

There were none

**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.**

The minutes were 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

The minutes were approved 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

**RESOLVED**

**That the following response is ratifed:**

**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

**That the standard response on HMO developments is submitted**

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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

**That the standard planning response is submitted**

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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,

**That the standard planning response is submitted**

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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

 **That the standard planning response is submitted**

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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

**That the standard planning response is submitted**

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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

**That the standard planning response is submitted**

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

**RESOLVED**

**That the information is noted**

**That where possible, Planning Committee members will attend**

**That the Office issues a reminder to members nearer to the time**

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