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Alfreton Town Council

Minutes of the Planning Committee

Held on 31st July 2024

in Room 1 at 10:00am

**PLANNING COMMITTEE**

25/07/24

Chairman: Councillor Keith Wood

Committee Members: J Whetton & J Bate

Staff: T Crookes

# **MEETING OF ALFRETON TOWN COUNCIL**

# **PLANNING COMMITTEE**

# **ORDER OF BUSINESS**

## 08/24p To receive apologies for absence

Apologies were received from Councillor D Taylor

## 09/24p To receive any declarations of interest from Members

There were none

## 10/24p Recording and Filming of Council and Committee Meetings

The meeting was recorded

## 11/24p Public Participation

There were none

## 12/24p To consider any items which should be taken in exclusion of the press and public

There were none

**13/24p To read and consider the Minutes of the Planning Committee held on Wednesday 29th June 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

## 14/24p After consideration to approve the signature of the Meeting Minutes of Wednesday 19th June 2024 by the person presiding as a correct record

The minutes were approved as a correct record

**15/24p To hear from representatives of either SOCAG or Amber Valley**

There were none

**16/24p To consider a response to the Nation Grid Consultation – The Great Grid Update**

**RESOLVED**

1. That the response is delegated to an Officer in consultation with the Leader and Deputy Members of Planning. That the Town Council objects to the plans to replace the pylons, due to the long-lasting negative impact on the landscape with no tangible benefit to the affected communities. Identifying the Roman fort and road through South Wingfield/Oakerthorpe/Chesterfield.
2. That the Town Council collaborate with other affected Councils

**17/24p To consider what representations, if any, the Town Council wishes to make on:**

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

Ref: [AVA/2024/0397](https://www.ambervalley.gov.uk/planapps?refval=AVA-2024-0397)

Address:11 Copthorne Drive, Alfreton, Derbyshire, DE55 7SR

Proposal: Construction of an outbuilding in the rear garden

Date Valid:5/Jun/2024

Decision Expected:24/Jul/2024

Decision Issued:9/Jul/2024

Applicant: Mr Kieran Marriott 11 Copthorne Drive, Alfreton, Derbyshire, DE55 7SR

Officer: Rebecca Smith  [rebecca.smith@ambervalley.gov.uk](mailto:rebecca.smith@ambervalley.gov.uk)

Decision: Permitted

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|  | **Consultation Date - 12/Jun/2024** |  |

Ref: [AVA/2024/0326](https://www.ambervalley.gov.uk/planapps?refval=AVA-2024-0326)

Address: 59, 61 And 63, High Street, Alfreton, Derbyshire

Proposal: Conversion of existing first & second floor to form 8 residential flats.

Date Valid:3/Jun/2024

Decision Expected:22/Jul/2024

Decision Issued:

Officer: Laura Anthony  [laura.anthony@ambervalley.gov.uk](mailto:laura.anthony@ambervalley.gov.uk)

Decision: Permitted

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|  | **Consultation Date - 14/Jun/2024** |  |

Ref: [AVA/2024/0361](https://www.ambervalley.gov.uk/planapps?refval=AVA-2024-0361)

Address: Bedsit 1, Chester House, Chesterfield Road, Alfreton, Derbyshire, DE55 7DT

Proposal: Change of use of ground floor to office and shared facilities for housing and installation of two CCTV cameras (may affect the setting of a listed building)

Date Valid:14/Jun/2024

Decision Expected:2/Aug/2024

Decision Issued:9/Jul/2024

Applicant: Mr Lyndon Wilson Addullam Homes HA, 34 Walter Moore House, Dudley Street, West Bromwich, B70 9LS

Officer: Laura Anthony  [laura.anthony@ambervalley.gov.uk](mailto:laura.anthony@ambervalley.gov.uk)

Decision: Withdrawn

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|  | **Consultation Date - 14/Jun/2024** |  |

Ref: [AVA/2024/0388](https://www.ambervalley.gov.uk/planapps?refval=AVA-2024-0388)

Address:15 The Green, Alfreton, Derbyshire, DE55 7FTProposal:Demolition of current conservatory and build of new one.

Date Valid:13/Jun/2024

Decision Expected:1/Aug/2024

Officer: Rebecca Smith  [rebecca.smith@ambervalley.gov.uk](mailto:rebecca.smith@ambervalley.gov.uk)

Decision: Permitted

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|  | **Consultation Date - 17/Jun/2024** |  |

Ref: [AVA/2024/0403](https://www.ambervalley.gov.uk/planapps?refval=AVA-2024-0403)

Address: 23 - 25 High Street, High Street, Alfreton, Derbyshire,

Proposal: Alterations to premises and change of use of upper floors to form two flats

Date Valid:17/Jun/2024

Decision Expected:5/Aug/2024

Applicant: B Pritchard & G Turner 9 Casson Drive, Harthill, Sheffield, S26 7WA

Officer: Laura Anthony  [laura.anthony@ambervalley.gov.uk](mailto:laura.anthony@ambervalley.gov.uk)

**RESOLVED**

That the standard planning response is sent

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|  | **Consultation Date - 27/Jun/2024** |  |

Ref: [AVA/2024/0443](https://www.ambervalley.gov.uk/planapps?refval=AVA-2024-0443)

Address:5 Shakespeare Drive, Alfreton, Derbyshire, DE55 7LD

Proposal: Garage replacement for existing damaged building

Date Valid:24/Jun/2024

Decision Expected:12/Aug/2024

Decision Issued:

Applicant: Mr Gareth Clements  5 Shakespeare Drive, Alfreton, DE55 7LD, United Kingdom

Officer:Rebecca Smith  [rebecca.smith@ambervalley.gov.uk](mailto:rebecca.smith@ambervalley.gov.uk)

**RESOLVED**

That the standard planning response is sent

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

Ref: [AVA/2024/0456](https://www.ambervalley.gov.uk/planapps?refval=AVA-2024-0456)

Address: 4 Church Street, Alfreton, Derbyshire, DE55 7AH

Proposal: Change of use of existing office (Class E) to Educational facilities (Class F) (may affect the setting of a listed building and character of the conservation area)

Date Valid:5/Jul/2024

Decision Expected:23/Aug/2024

Applicant: Mr Mark Ozenbrook  100 Nottingham Road, Alfreton, Derbyshire, DE55 7GL,Agent:Mr Brett Needham  Green 2K Design Ltd, First Floor, Thomas Henry House, 1 - 5 Church Street, Ripley, DE5 3BU, United Kingdom

Officer: Laura Anthony  [laura.anthony@ambervalley.gov.uk](mailto:laura.anthony@ambervalley.gov.uk)

**RESOLVED**

That the standard planning response is sent

**Ref: AVA/2024/0320**  
  
**Proposal:**  
Partial demolition of first floor front and rear elevations and a change of use from existing use class E to Sui Generis, 8 bedroom, 8 person HMO with associated external alterations including a single storey rear extension. (may affect the setting of a Listed building)  
**Development Type:**  
Change of use  
**Location:**  
New Bengal Balti &Tandoori Restaurant 3 King Street Alfreton Derbyshire DE55 7AF   
**Applicant:**  
Mr Jay Sandhu  
3 King's Street Alfreton DE55 7AE   
**Agent:**  
Mr Jordan Pegg  
3 King's Street Alfreton DE55 7AE   
**Case Officer Details:**  
**Name:** Laura Anthony  
**Telephone:** 01773 841506  
**E Mail:** [laura.anthony@ambervalley.gov.uk](mailto:laura.anthony@ambervalley.gov.uk)

This application has already been opposed

**RESOLVED**

That reassurance is sought from AVBC as the Local Planning Authority that if the application is not permitted the building would be put back to its original state

**Ref:** AVA/2024/0472

**Address:** Land West Of Copthorne Drive Copthorne Drive Alfreton Derbyshire

**Proposal:** Outline application for residential development of 11 Dwellings (major development)

**Applicant name:** Chris Waumsley

**Applicant address:** Drakar Ltd C/O Agent West Bridgford Nottingham Notts NG2 7EQ United Kingdom

**Date registered:** 15-July-2024

**Officer name:** Heather Wynne

**Status:** Pending Consideration

**Decision type:** Delegated

**Anticipated decision date:** 14-October-2024

**RESOLVED**

This application is opposed to the same principles as the Eachwell Lane development. No infrastructure, amenities or benefits to the local community. No economical, ecological or social benefits apparent.

**App ref:**

AVA/2024/0494

**App address:**

 CHARITY SHOP GIVE FOR GOOD 54 High Street Alfreton Derbyshire DE55 7BE

**Proposal:**

 Change of Use of Class E Unit to Betting Shop (Sui Generis) and replacement shop front

**Applicant name:**

**Applicant address:**

 Done Brothers (Cash Betting) Ltd ID Planning LS1 2DS .

**Agent name:**

 Mr Joe Flanagan

**Agent address:**

 ID Planning 9 York Place Leeds LS1 2DS

**Date registered:**

 19-July-2024

**Officer name:**

 Laura Anthony

**Status:**

 Pending Consideration

**Decision type:**

 Delegated

**Anticipated decision date:**

 13-September-2024

**RESOLVED**

This application is opposed as there are 3 other betting shop provisions of this nature in the Town.

All decisions were unanimously supported.