****



Graphical user interface, text

Description automatically generated



Alfreton Town Council

Planning Committee

Agenda 23rd October 2024

**AGENDA**

**PLANNING COMMITTEE**

16/10/24

Chairman: Councillor Keith Wood

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

**On Wednesday 23rd October 2024 at 10am**

**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**

## 27/24p To receive apologies for absence

## 28/24p 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.

## 29/24p 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.

## 30/24p 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)

## 31/24p 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*

**32/24p To read and consider the Minutes of the Planning Committee held on Wednesday 11th September 2024 copies have been circulated to each Member with the summons to attend the meeting; the Minutes may be taken as read.**

## 33/24p After consideration to approve the signature of the Meeting Minutes of Wednesday 11th September 2024 by the person presiding as a correct record

**34/24p To consider what representations, if any, the Town Council wishes to make**

|  |  |
| --- | --- |
| **Consultation Date - 13/Sep/2024** |  |

Ref: [AVA/2024/0627](https://www.ambervalley.gov.uk/planapps?refval=AVA-2024-0627)

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

Proposal: Advertisement consent for replacement fascia sign and projecting sign

Date Valid:13/Sep/2024

Decision Expected:1/Nov/2024

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

Ref: [TRE/2024/0561](https://www.ambervalley.gov.uk/planapps?refval=TRE-2024-0561)

Address: The Old Vicarage, 15 Church Street, Alfreton, Derbyshire, DE55 7AH

Proposal: according to tree arborist advice 9 Sycamores need deadwood clearing The trees also need a crown lift above telephone wire (20ft)

Date Valid:16/Sep/2024

Decision Expected:28/Oct/2024

Decision Issued:1/Oct/2024

**Application already approved**

|  |  |  |
| --- | --- | --- |
|  | **Consultation Date - 18/Sep/2024** |  |

Ref: [AVA/2024/0631](https://www.ambervalley.gov.uk/planapps?refval=AVA-2024-0631)

Address: The Railside Cafe, 1 Salcombe Road, Alfreton, Derbyshire, DE55 7JQ

Proposal:C hange of use of land and erection of a cafe selling hot and cold food with internal and external seating

Date Valid:18/Sep/2024

Decision Expected:6/Nov/2024

|  |  |  |
| --- | --- | --- |
|  | **Consultation Date - 7/Oct/2024** |  |

Ref: [AVA/2024/0703](https://www.ambervalley.gov.uk/planapps?refval=AVA-2024-0703)

Address: One Stop Community Stores Ltd, 141 - 143 Nottingham Road, Alfreton, Derbyshire, DE55 7FL

Proposal: Advertisement consent to remove some of the existing signage and graphics and replace with new

Date Valid:7/Oct/2024

Decision Expected:25/Nov/2024

|  |  |  |  |
| --- | --- | --- | --- |
| |  |  | | --- | --- | | **Consultation Date - 14/Oct/2024** |  | | |
| Ref: | [AVA/2024/0712](https://www.ambervalley.gov.uk/planapps?refval=AVA-2024-0712) |
| Address: | D C LEISURE MANAGEMENT LTD, Alfreton Leisure Centre, Church Street, Alfreton, Derbyshire, DE55 7BD, |
| Proposal: | Non material amendment to PDR/2023/0028 to reduce the system size from 400kWp to 250.2kWp |
| Date Valid: | 14/Oct/2024 |
| Decision Expected: | 4/Nov/2024 |
|  |  |

****



Graphical user interface, text

Description automatically generated 

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**

|  |  |
| --- | --- |
| **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.**

|  |  |  |
| --- | --- | --- |
|  | **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**

|  |  |  |
| --- | --- | --- |
|  | **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**

|  |  |  |
| --- | --- | --- |
|  | **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**

|  |  |  |
| --- | --- | --- |
|  | **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**

|  |  |  |
| --- | --- | --- |
|  | **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**

|  |  |  |
| --- | --- | --- |
|  | **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**

A document with text and letters

Description automatically generated

A close up of a document

Description automatically generated