



Ripley Town Council

6 Grosvenor Road Ripley DE5 3JF

Contact: Town Clerk
Linda McCormick
Tel: 01773 513456

Email: townclerk@ripleytowncouncil.gov.uk



MINUTES of SEPTEMBER 7TH 2018 MEETING of the RIPLEY TOWN COUNCIL PLANNING COMMITTEE held at 5.00pm at 6 Grosvenor Road, Ripley, DE5 3JF.

Present: Cllr S.D. Freeborn (Chair) and Cllrs A. Bridge, Mrs S. Emmas-Williams, Mrs L. Joyes and D. Williams.

In Attendance:

Cllrs C. Cutting, R. Emmas-Williams and P. Lobley.
D. Townsend (Clerk)

070918/1 To Receive Apologies for Absence

Apologies for absence were received from Cllrs Cox and Holmes.

070918/2 Variation of Order of Business - None

070918/3 Declaration of Members Interests – None

070918/4 Public Speaking

Cllr P. Lobley spoke with regard to AVA/2017/0999. He declared that he had also objected to this original application at a Meeting of Amber Valley Borough Council Planning Committee. He continued to object to this application and declared that the village was not large enough to sustain a development of 30 dwellings.

Cllr C. Cutting spoke in objection to the unauthorised screen adjacent to the Barnes Wallis Public House.

070918/5 To discuss all Planning Applications August 4th 2018 to date, and make comments including;

AVA/2017/0999 Firs Works, Spanker Lane, Nether Heage, Belper, Derbyshire DE56 2JJ. Demolition of industrial buildings and relocation of existing car park to within the existing industrial area and the demolition of the existing dwelling (known as Fair Lawn) and the redevelopment of former car park to accommodate 30 new dwellings. The proposal is not in accordance with the adopted Development Plan.

RESOLVED that the Town Council object to this application for the following reasons;

- 1) The development will result in a significant detrimental impact on the landscape and visual rural character of the locality, resulting in urbanisation of the rural nature of the area.
- 2) The proposed development is out of scale and character with existing development, and will noticeably detract from the quality and form of the landscape character type. The proposal is therefore contrary to saved local plan policies EN7 and H12, which require that design of development is appropriate to the landscape character type and have regard to distinctive landscape features. In addition, policies H2 and H6 of the Ripley Neighbourhood Plan sets out criteria for the development of 15 or more dwellings, and, amongst others, requires proposals to be in scale and character and have regard to distinctive landscape features.
- 3) Flooding concerns. This area contains an abundance of drainage irregularities. The impact of these proposals, not just on the site's drainage but on the drainage systems of the wider area must be explored in full.
- 4) Highways considerations. Full consideration must be given to Highways matters in this area, as the introduction of additional car movements will have a major impact on nearby country roads. In addition, the footways and highways within the development (were it to be allowed) should be of the standard to facilitate being adopted by the Highways Authority.

5) The designated heritage asset of the unique Grade II listed building, Heage Windmill is seen in the distance from the site on the opposite side of the valley to the east in Chesterfield Road, Heage.

The proposals would adversely impact on the designated heritage assets of the Windmill which was built in 1797, restored in 2002 and is the only working, stone-towered, multi-sailed windmill in England. The proposed housing site would be visible from Heage Windmill and vice versa.

As such, the development would contravene saved Amber Valley Borough Council Local Plan policy EN 30.

070918/5 Development Without Planning Permission at the Barnes Wallis Public House

It was reported that a large screen had been attached to the wall outside the Barnes Wallis Public House. An Enforcement Officer from Amber Valley Borough Council had visited and advised the Public House that this was unauthorised development, must be taken down, and a Planning Application must be submitted. To date the screen was still in place and being used. Town Council Members would monitor this situation and lobby Amber Valley Borough Council to ensure that this was dealt with as soon as possible.

NOTED.

070918/6 AVBC Greenbelt Review

It was reported that Amber Valley Borough Council were carrying out a review of Greenbelt as part of their Local Plan submission. Suggested changes to Greenbelt would be split into two phases;

- 1) Changes that would allow for further development in the immediate future.
- 2) Changes that would allow for further development to be included in the next Local Plan.

The Town Council needed to undertake a review of the current Neighbourhood Plan due to a number of changes in Planning legislation. It was requested that this item be included on the next Town Council Agenda to agree a forward plan/budgets etc.

The Meeting closed at 5.20 pm.