



Ripley Town Council

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MINUTES of MAY 1ST 2020 VIRTUAL MEETING of the RIPLEY TOWN COUNCIL PLANNING COMMITTEE

held at 5.00 pm under the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020.

Present: Cllr S. Freeborn (Chair) and Cllrs A. Bridge, L. Cox, T. Holmes, N. Weaving and D. Williams.
In Attendance: L. McCormick (Clerk), H. Curzon (Deputy Clerk) and D. Townsend (Planning Clerk).

010520/1 To Receive Apologies for Absence – None..

010520/2 Variation of Order of Business – None.

010520/3 Declarations of Members Interests

Cllrs Cox and Williams declared a non-disclosable pecuniary interest in Minute Number 010520/5 as Members of Derbyshire Wildlife Trust, and Cllr Williams declared a non-disclosable pecuniary interest in Minute Number 010520/5 as a Member of Waingroves Community Association.

010520/4 Public Speaking

None

010520/5 To discuss current Planning Applications and make comments.

AVA/2020/0188. Land Off Holborn View, Codnor, Ripley, Derbyshire. Erection of 58 dwellings and associated infrastructure and demolition of garages. Major Dwellings 10 or more.

This item was discussed and a draft response submitted by the Chair was considered.

RESOLVED that the draft response as submitted by the Chair be forwarded to the Planning Authority as an objection to this proposal. (Attached as Annexe A to the Minutes).

AVA/2020/0088. Land At Coppice Farm, Off Peasehill Road, Ripley, Derbyshire. Approval of Reserved Matters of AVA/2018/0338 (including full details of layout, scale, appearance and landscaping) in relation to the construction of 400 dwellings.

RESOLVED that an objection be submitted to the Planning Authority as detailed below;

The Town Council wished to register their disappointment that previous comments had not been taken into account when considering this matter.

1. It was noted that the biodiversity proposals had been reconsidered, however, it was requested that the Planning Authority must ensure that no amendments or further reductions were made to the scheme assessed in document 1016314 (on the AVBC portal for AVA/2020/0088), as the development was built out.
2. It was also noted that document 102367 (also on the AVBC portal for AVA/2020/0088) was an email dated 29 April 2020 from the Derbyshire County Council (DCC) Flood Risk Management Team to Amber Valley District Council (AVBC), pointing out that the proposed layout of the site had changed, and required the developer to demonstrate how the existing watercourses should be incorporated in the new layout.

The Town Council understood how the existing watercourses on the site connected with other watercourses in the locality. Principally these were Bottle Brook to the south of the site, and to north it was the watercourse that crossed Codnor Common and joined the watercourse that received the surface water run-off from the two new housing developments on Codnor Common (AVA/2011/0528 and AVA/2012/0965 refer). DCC Flood Risk Management Team were already aware of serious flooding problems that arose after the construction of the AVA/2012/0965 development, as they facilitated the remedial action eventually taken. However, RTC believed that the Flood Risk Management Team needed to

be informed/reminded how the Codnor Common watercourse was set to receive the run-off from a large proportion of the Coppice Farm development. It was agreed to ensure that the Flood Risk Management Team was made fully aware of the Town Council's concerns through sending them a copy of this objection, and of their response to AVA/2020/0188.

3. NPPF paragraph 155 states:

Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

RTC was firmly of the view that the detailed proposals put forward by the developer were in breach of the above NPPF requirement. This was because the density of the housing was such that there was very little ground left as garden or grass verge in the developed areas to allow rainfall to soakaway, especially in the housing that was not on the development's perimeter. Given the flooding problems described above that the Coppice Farm development would 'feed into', it was imperative that the flooding risks be minimised through:

- The use of permeable materials for all footways and hardstanding; and
- Use of 'gray water' systems.

Date of next Town Council Meeting to be advised due to the Coronavirus (COVID-19) Government Guidelines regarding social distancing.

The Meeting closed at 5.25 pm.

**RIPLEY TOWN COUNCIL
BHIB AWARD WINNER FOR DERBYSHIRE COUNCIL OF THE YEAR 2018
BHIB HIGHLY COMMENDED FOR DERBYSHIRE COUNCIL OF THE YEAR 2019**