



Ripley Town Council

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MINUTES of OCTOBER 1ST 2021 MEETING of the RIPLEY TOWN COUNCIL PLANNING COMMITTEE

Held at 5.00 pm at Greenwich Park, Nottingham Road, Ripley

Present: Cllrs M. Allwood, L. Cox, T. Holmes (in the Chair), N. Weaving, D. Williams,
In Attendance: Cllr R. Emmas-Williams.
Members of the Public
D. Townsend (Planning Clerk).

RESOLVED that in the absence of Cllr Freeborn that Cllr Holmes took the Chair.

011021/1 To Receive Apologies for Absence

Apologies for absence were received from Cllrs Freeborn, S. Williams and M. Wilson.

011021/2 Variation of Order of Business

None

011021/3 Declarations of Members Interests

None

011021/4 Public Speaking

Cllr Emmas-Williams read out an objection on behalf of a resident in objection to the proposals outlined at Minute Number 011021/5 below. These were summarised below;

- This building was a Grade II* Listed Building, and the changes proposed requested permission for radical changes to the fabric and function of Padley Hall.
- In regard to the replacement windows, it was expressed that UPVC was not an acceptable material for a building of this stature.
- They expressed concern that the scale of the proposed development suggested that of a commercial establishment.
- The conversion of the existing barn and car park were wholly unsympathetic with the status of a listed building.
- The proposal of an outdoor kitchen was also an unnecessary proposed addition to a building of the heritage status of Padley Hall.
- Concerns were expressed over the disruption already experienced by nearby residents following recent major works.

A resident also spoke in objection to the applications listed below (Padley Hall Farm) at Minute Number 011021/5. They were very unhappy with proposals. There was not enough information provided on the materials for the replacement windows - (UPVC would be very inappropriate). Stable block and menage – menage had already been constructed without permission. The barn appeared to be made into a dwelling. This barn was built for agricultural purpose – dormer windows that are proposed are not in keeping with the property. Outdoor kitchen – this would make a total of four kitchens in the property which seemed excessive. Any development would cause a lot of disruption both at the property and for local residents which must be minimised.

This property should be highly protected as it was Grade II* listed building.

011021/5 To discuss current Planning Matters and make comments.

PADLEY HALL FARM

- AVA/2021/1041. Listed building consent for the erection of Stables and Menage. Padley Hall Farm, Hammersmith, Ripley, Derbyshire, DE5 3RA.
- AVA/2021/1040. Erection of Stables and Menage. Padley Hall Farm, Hammersmith, Ripley, Derbyshire, DE5 3RA.
- AVA/2021/0907 Replacement Windows to Rear and Side Elevations and Replacement Rear Door. Padley Hall Farm, Hammersmith, Ripley, Derbyshire, DE5 3RA.
- AVA/2021/0910 Conversion of Existing Barn and Car Port to create Indoor Swimming Pool, Shower Room and Annex Accommodation including New Dormer Windows and Roof Lights within Roof Void. Padley Hall Farm, Hammersmith, Ripley, Derbyshire, DE5 3RA.
- AVA/2021/0911. Listed building consent for conversion of Existing Barn and Car Port to create Indoor Swimming Pool, Shower Room and Annex Accommodation including New Dormer Windows and Roof Lights within Roof Void. Padley Hall Farm, Hammersmith, Ripley, Derbyshire, DE5 3RA.
- AVA/2021/0908. Proposed Construction of Stable Block. Padley Hall Farm, Hammersmith, Ripley, Derbyshire, DE5 3RA.
- AVA/2021/0909. Listed building consent for proposed Construction of Stable Block. Padley Hall Farm, Hammersmith, Ripley, Derbyshire, DE5 3RA.
- AVA/2021/0912. Proposed Erection of Outdoor Timber Framed Outdoor Kitchen with Pitched Roof. Padley Hall Farm, Hammersmith, Ripley, Derbyshire, DE5 3RA.
- AVA/2021/0913. Listed building consent for proposed Erection of Outdoor Timber Framed Outdoor Kitchen with Pitched Roof. Padley Hall Farm, Hammersmith, Ripley, Derbyshire, DE5 3RA.

RESOLVED to object to these applications on the following grounds;

- **This was a Grade II* Listed Building which also covered the curtilage of the building.**
- **In line with the National Planning Policy Framework, Section 16;**
 - Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations. (Para 189)**
 - Plans should set out a positive strategy for the conservation and enjoyment of the historic environment... (Para 190)**
 - When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset the greater the weight should be). (Para 199)**
 - Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of... Grade I and II* listed buildings...should be wholly exceptional. (Para 200)**
 - Where a proposed development will lead to a substantial harm to...a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss... (Para 201)**

OTHER

PDR/2021/0054. Application to determine if prior approval is required for conversion of existing agricultural building to domestic use. Orchard Barn, Spanker Lane, Nether Heage, Belper, Derbyshire, DE56 2AT.

RESOLVED that as it appears that this proposal meets the criteria for permitted development rights (Section Q), no objection will be submitted.

The Meeting closed at 5.35 pm.