



Ripley Town Council

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MINUTES of MAY 21ST 2021 MEETING of the RIPLEY TOWN COUNCIL PLANNING COMMITTEE

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

Present: Cllr S. Freeborn (Chair) and Cllrs L. Cox, I. Fisher, T. Holmes, N. Weaving and D. Williams.
In Attendance: Cllrs Emmas-Williams and M. Wilson.
D. Townsend (Planning Clerk).

210521/1 To Receive Apologies for Absence
None

210521/2 Variation of Order of Business
None

210521/3 Declarations of Members Interests
None

210521/4 Public Speaking
None

210521/5 To discuss current Planning Matters and make comments.

AVA/2021/0553. Application to remove Section 106 Affordable Housing Obligations in connection with AVA/2016/0075 (Phase 4) and AVA/2016/0328, (Phase 3 now denoted Phase 5). Phase Four Church Farm Development, Peasehill Road, Ripley, Derbyshire.

RESOLVED to suspend standing Orders to allow a non-member of the Committee to speak.

Standing Orders were suspended twice to allow a non-member of the Planning Committee to speak during debate on this matter.

RESOLVED to strongly object to this proposal. On the basis of the contents of the made Neighbourhood Plan, an excerpt of which has been detailed below;

“Core Objectives

The Core Objectives set out how the vision of The Plan will be delivered. They reflect a variety of factors, including the locally specific vision for Ripley developed through community engagement and information relating to existing and emerging planning policy.

Housing

4. To provide for a greater range of affordable housing which meets local needs.

HS Affordable Housing

In order to meet the need for affordable housing, all new housing development on sites of 0.5 hectares or 15 dwellings or greater will be required to provide 30% of the gross number of dwellings as affordable housing. Normally 90% of the affordable homes should be for social rent (or equivalent), with the balance being ‘intermediate’ affordable housing.

Affordable housing should be provided on-site and be indiscernible from and well integrated with market housing, unless off-site provision would better meet priority housing needs and support the creation of inclusive and mixed communities.

In considering housing proposals the aim will be to balance housing needs, the economics of provision including where necessary consideration of an economic viability test and any other local circumstances. It is to be noted that whilst it is expected that all developments of more than 15 units shall seek to provide 30% affordable dwellings, The Plan recognises that it may not be possible to achieve this density on all proposed sites once the RICS (Royal Institute of Chartered

Surveyors) 2012 financial liability calculations have been applied. In such circumstances the number of affordable units shall be maximised”.

It is also requested that the Town Clerk and the Chairman of Planning be provided with a copy of the calculations outlined above.

AVA/2021/0310 Construction of a detached dwelling and associated access along with revised access to serve the existing dwelling. 21

RESOLVED to object to this application on the following grounds;

- a) the principle of the proposal being back-fill development, is inappropriate in this location.
- b) Highways issues in this location will be exacerbated by these proposals. Access and egress to this site and the increase in traffic movements will cause further issues for motorists and pedestrians.

The Meeting closed at 5.20 pm.