



Ripley Town Council

6 Grosvenor Road Ripley DE5 3JF

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MINUTES OF 24th JUNE 2022 MEETING of the RIPLEY TOWN COUNCIL PLANNING COMMITTEE

Held at 5.00 pm at 6 Grosvenor Road, Ripley

Present: Cllrs S. Freeborn (Chair), M. Allwood, L. Cox, T. Holmes, N. Weaving, D. Williams.

Also present: Mrs J Simpson (Town Clerk) and Miss H Curzon (Deputy Town Clerk).

240622/1. To Receive Apologies for Absence
Cllr S Williams.

240622/2. Variation of Order of Business
None.

240622/3. Declarations of Members Interests
None.

240622/4. Public Speaking
No members of the public present.

240622/5. To discuss current Planning Matters and make comments.

Ref: AVA/2022/0490 Erection of 2 dwellings (may affect the setting of a listed building).
The Cottage, 8 Matlock Road, Ambergate, Derbyshire, DE56 2EL.

The committee members wish to object to the above planning application as it is contra to the Amber Valley Local Plan Saved Policies, EN15, as the location is in a Flood Zone 3. There is also the risk of Pollution due to Oil and other spillages.

POLICY EN15

Planning permission will only be granted for development proposals which would have no adverse effect on the management of flood risk, and which demonstrate that they can satisfactorily address the following criteria:

- a) the impact of development on the capacity of any watercourse to discharge and/or store flood flows.
- b) the need to ensure that development can be adequately protected against flood risk.
- c) the need to prevent development from exacerbating existing or potential flood risk through the discharge of additional surface water.
- d) the potential for Sustainable Urban Drainage Systems (SUDS) to minimise the environmental impact of measures to address surface water discharge, especially in relation to areas of nature conservation interest.
- e) for development in higher-risk flood zones, the need to demonstrate that there is no reasonable option available in a lower-risk zone, compatible with other sustainable development objectives.

- f) the need to avoid culverting open watercourses unless it is essential for access or public safety reasons.

Where it is considered that development would be likely to increase flood risk, the developer will need to carry out a Flood Risk Assessment and identify satisfactory compensating measures to be submitted and implemented in conjunction with development.

Pollution.

- 6.56 Planning Policy Statement 23: Planning and Pollution Control (PPS 23) provides advice on the relative roles of the planning system and pollution control legislation in seeking to protect the environment from the threat of pollution. It advises that policies need to be in place to control both development that could give rise to pollution, and to protect development from harm caused by potentially polluting land uses.
- 6.57 Planning Policy Guidance Note 24: Planning and Noise (PPG 24) provides guidance on how the planning system can be used to minimise the adverse impact of noise, without placing unreasonable restrictions on development. The guidance states that policies need to cover both proposals for noisy developments, which may have a particularly adverse impact on local communities and the environment, and developments which are noise-sensitive and need to be located away from existing sources of significant noise.
- 6.58 It is impractical to identify suitable locations for both potentially polluting and noisy developments, as the locational requirements for different types of use will vary significantly.
- 6.59 The impact of various sources of pollution will vary over time and the extent to which this impact will be material will also vary. In considering development proposals which may lead to a material increase in pollution, the Borough Council will take into account advice from its environmental health officers or other consultees in the application process.

Ref: AVA/2022/0108. Proposed construction of 2 No. semi-detached single storey one-bedroom apartments.

The committee members again wish to object to the above planning application as the properties will have pedestrian access only, have no access for building contractors, no access for emergency vehicles, will contribute to over development of this area and will have insufficient amenity space.

240622/6. Amber Valley Local Plan.

It was agreed by all to defer this matter to the next Planning Committee meeting scheduled for 8th July 2022.

The Meeting closed at 5.35 pm.

Signed..... Date.....