



# Ripley Town Council

6 Grosvenor Road Ripley DE5 3JF

Town Clerk Linda McCormick  
Tel: 01773 513456  
Email: townclerk@ripleytowncouncil.gov.uk



## MINUTES OF APRIL 29<sup>TH</sup> 2022 MEETING of the RIPLEY TOWN COUNCIL PLANNING COMMITTEE

Held at 5.30 pm at 6 Grosvenor Road, Ripley

Present: Cllrs S. Freeborn (Chair), M. Allwood, L. Cox, T. Holmes, N. Weaving, D. Williams.  
Members of the public.  
D. Townsend (Planning Clerk).

**290422/1 To Receive Apologies for Absence**  
None

**290422/2 Variation of Order of Business**  
None

**290422/3 Declarations of Members Interests**  
None

**290422/4 Public Speaking**

**A number of members of the public spoke against AV/2022/0204 and raised the following issues;**

1. The proposed development would impinge on quality of life, overlook adjacent property and affect their natural light. 91 residents had signed a petition objecting the proposal. Parking was insufficient in the local area, and this proposal would cause further problems. Access was directly onto pavement with a proposed boundary fence of 1.8m high which would obstruct the view of the highway.
2. Concern was raised for the horse chestnut tree which was over 100 years old (on deeds from 1904). This tree was very healthy. The proposal for additional tree planting was with unsuitable trees which had the potential to grow too high.
3. Moseley St and Ridgedale View parking and pedestrian access was already dangerous and this proposal would exacerbate issues.
4. Emergency vehicles were currently unable to go down Moseley View – this could potentially become a problem on Ridgedale View.
5. Adjacent residents currently couldn't access Moseley View and Ridgedale – there was no access to mobility scooters etc. which again would be exacerbated by this proposal.

**290422/5 To discuss current Planning Matters and make comments.**

Ref: AVA/2022/0204. Construction of new dwelling with associated garage, parking and garden. Land Adjacent 2 Ridgedale View, Ridgedale View, Ripley, Derbyshire.

**RESOLVED object to application on the following grounds;**

**In regard to the horse chestnut tree, proposals are contra to NPPF 2021;**

***Habitats and biodiversity***

***180. When determining planning applications, local planning authorities should apply the following principles:***

*a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*  
*c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland or ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists;*

In addition, it is considered that the proposed development will overlook adjacent properties and contribute to a lack of privacy. This proposal is not in scale with surroundings and there is insufficient amenity space. The proposed boundary fence is considered too high and will cause further highways problems associated with over development of the area.

This application is contra to the NPPF 2021 in the following areas as it doesn't meet the required standards;

**12. Achieving well-designed places**

**130. Planning policies and decisions should ensure that developments:**

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;**
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;**
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);**

In addition, it is also contra to the Amber Valley Local Plan 2006 Saved Policies

## **POLICY H12**

**In considering applications for housing development, the Borough Council will require that the proposals:-**

- a) are in scale and character with their surroundings**
  
- c) provide adequate amenity space for each dwelling unit**

The Meeting closed at 5.20 pm.