



Ripley Town Council

6 Grosvenor Road Ripley DE5 3JF

Town Clerk: Mrs Jayne Simpson
Tel: 01773 513456
Email: townclerk@ripleytowncouncil.gov.uk



MINUTES OF 30th August 2022 MEETING of the RIPLEY TOWN COUNCIL PLANNING COMMITTEE

Held at 5.30pm at 6 Grosvenor Road, Ripley

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

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

300822/1. To Receive Apologies for Absence

None.

300822/2. Variation of Order of Business

None.

300822/3. Declarations of Members Interests

Cllr L. Joyes declared a personal interest in Item 5 as she knows the applicant and is a local resident, she remained in the meeting.

300822/4. Public Speaking

No members of the public present.

300822/5. To discuss current Planning Matters and make comments.

1. Ref: **AVA/2022/0629** Proposed Erection of a detached 2 storey dwelling house (the development is a departure to the Adopted Local Plan), Land Off Spanker Lane, Spanker Lane, Nether Heage, Belper, Derbyshire.

RESOLVED that the committee members object to the above planning application as the proposed location is Green Belt Land and is against the Environment plan EN2 & EN8 as follows: -

ENVIRONMENT

POLICY EN2

Within the Green Belt, as shown on the Proposals Map, planning permission will only be granted for appropriate development, as follows: -

- a) buildings associated with agriculture or forestry
- b) essential facilities for outdoor sport and outdoor recreation, cemeteries and other land uses which would preserve the openness of the Green Belt and not conflict with the purposes of including land within the Green Belt
- c) limited extension, alteration or replacement of existing dwellings, providing that this would not result in a disproportionate increase over the size of the original dwelling.

POLICY EN8

Planning permission will not be granted for development that would damage or destroy significant trees, woodlands, hedgerows, dry stone walls or other landscape features, unless exceptional circumstances can be demonstrated to justify the proposals.

**NPPF 2021
Greenbelt**

Proposals affecting the Green Belt:-

147. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

148. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

149. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

(a) buildings for agriculture and forestry;

(b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

2. Ref: AVA/2022/0661. Subdivision of existing retail unit to create 2 additional residential units and the construction of independent residential accommodation. Moss Bakery, 47 Oxford Street, Ripley, Derbyshire.

RESOLVED that the committee members object to the above planning application due to the following issues:

- a) No design and access statement has been written or uploaded.
- b) 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.

300822/6. Discuss Waingroves Quarry.

The Quarry is still working, the owners are extracting Clay within the last section by Denby Lane. Once completed the land restoration will commence. It was proposed to liaise with the landowners to discuss the long-term future of the restored site, along with the owners of Waingroves Hall and the Community Woodland Trust members with the vision of Ripley Town Council becoming future Custodians of the Land with the Woodland Trust members as Managing Trustees. This, by working together, would provide a long-term plan for the protection of the area after the restoration is completed.

300822/7. Amber Valley Local Plan.

A draft response to the AVBC Local Plan which had been prepared by the Chairman was discussed in detail and additions were made to it. The Chairman would take this away and finalise it for submission to AVBC before the deadline of 4pm on Friday 2nd September 2022.

The Meeting closed at 6.08pm.

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