



Ripley Town Council

6 Grosvenor Road Ripley DE5 3JF

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MINUTES OF 5th August 2022 MEETING of the RIPLEY TOWN COUNCIL PLANNING COMMITTEE

Held at 5.00pm at 6 Grosvenor Road, Ripley

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

Also present: Miss H Curzon (Deputy Town Clerk).

050822/1. To Receive Apologies for Absence

Apologies were received from Cllr T Holmes.

050822/2. Variation of Order of Business

None.

050822/3. Declarations of Members Interests

None.

050822/4. Public Speaking

No members of the public present.

050822/5. To discuss current Planning Matters and make comments.

1. Ref: **AVA/2022/0635** Proposed siting of Cabin at the Pear Tree Inn, 4, Derby Road, Ripley, DE5 3HR

RESOLVED that the committee members object to the above planning application as there is no information regarding what the cabin will be used for and consequently whether appropriate standards are being – or shall be – met.

2. Ref: **AVA/2022/0405**. Proposed residential development consisting of up to 40 dwellings including details of access to be considered.

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

- a) The Pre-Application advice reported on the Application did not mention the Ripley Neighbourhood Plan which is “made” and must be considered despite the absence of a Local Plan.
- b) Highways – It is considered that double yellow lines will be required outside existing houses on Peasehill Road to create the required visual splay to enable vehicles to safely exit the development onto Peasehill. This would result in householders on Peasehill Road (which do not have off-street parking facilities) not being able to park outside their properties. The development will also put further pressure on the already high volume of traffic movement on Peasehill Road / Steam Mill Lane.

- c) The removal of many mature trees would be needed. The Committee noted that the information provided by the Applicant is mis-leading as the “Annotated Map of the Survey Area” (at Appendix III of the Ecology Impact Assessment) reveals that the tree survey focuses only on the area proposed for development in the previous application (AVA/2020/0994) and has not included the densely wooded areas of the site proposed for development now.
- d) The visual amenity and local landscape character of Pit Top – a formally designated Local Green Space - would be greatly impacted by the development proposed.
- e) Pollution – the runoff water from the proposed internal access roads will pollute the existing pond it is designated to run off into (with salts and fuel oils) unless there is extensive mitigation provision. This pond is the ‘header’ pond in the Bailey Brook watercourse – an important environmental asset in the Borough. An additional pond is also proposed which would be at similar risk.
- f) The site is the burial ground of a gentleman – what will happen to his remains which are buried there?
- g) The density of the development has increased from the original planning application (AVA/2020/0994) of up to 17 dwellings to 40 dwellings (only 36 are shown on the plans submitted). This would be over-development of the site.
- h) It is doubted whether waste collection vehicles would be able to access all parts of the development.

050822/6. Amber Valley Local Plan.

It was agreed by all to defer this matter to the next Planning Committee meeting scheduled for 30th August 2022.

The Meeting closed at 5.14pm.

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