



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 September 2022 MEETING of the RIPLEY TOWN COUNCIL PLANNING COMMITTEE Held at 5.00pm at 6 Grosvenor Road, Ripley

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

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

300922/1. To Receive Apologies for Absence

Apologies were received from Cllr M Allwood.

300922/2. Variation of Order of Business

None.

300922/3. Declarations of Members Interests

Cllr Freeborn declared a personal interest in planning application AVA/2022/0239 as he is acquainted with the family who own the business. He remained in the meeting but did not partake in any discussion regarding this planning application.

300922/4. Public Speaking

No members of the public present.

300922/5. To discuss current Planning Matters and make comments.

1. Ref: **AVA/2022/0729** Change of use from retail (E, a) to Hot Food takeaway (Sui Generis) and installation of extraction flue at 28, Grosvenor Road, Ripley, DE5 3JF.

RESOLVED that the committee members noted this planning application.

2. Ref: **AVA/2022/0239**. Outline application with access, layout and scale to be agreed for demolition of industrial buildings and development of 5 new dwellings on land rear 1,3, and 5 Bowler Street, Ripley.

RESOLVED that the committee OBJECT to the above planning application due the potential problems associated with access and egress to the properties, the difficulty of vehicle movement and the visual splay limitations of the exit onto Bowler Street. Objections are also based on the following Amber Valley Local Plan Saved Policies:

POLICY LS3

The Borough Council will require development proposals to reflect the principles of good design, by:-

- a) conserving or enhancing the quality and local distinctiveness of the natural and built environment
- b) respecting the character of the locality in terms of the scale and nature of development, its layout, density, height, massing, architectural style, materials and landscaping
- c) taking account of the relationship between the development proposals and neighbouring buildings, and the spaces

between and around those buildings

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
 - d) do not unduly affect the amenities or privacy of adjoining or adjacent properties, including through loss of light, overshadowing or overlooking
- 3. Ref: AVA/2021/0624** Housing development of 181 no. houses with associated access roadway, pedestrian pathways, garages, landscaping and balancing pond, including part of site area for public open space contribution on land at Nottingham Road, Ripley, DE5 3AY.

RESOLVED that the committee DO NOT OBJECT to this application, on the basis that this development does not encroach into Greenbelt land, other than the balancing pond. The committee hopes that Clowes will work with Derbyshire County Council Highways department to establish a suitable junction onto Nottingham Road from the development. We hope that the protected trees on the site of the development, remain protected.

- 4. Ref: AVA/2022/0821** Demolition of the existing garage and swimming pool and the construction of a two storey side and rear extension and a single story rear extension at The Bridge House, Drovers Way, Ambergate, DE56 2EZ.

RESOLVED that the committee supports this application with the following comments: that the construction does not encroach onto green space and that the heritage asset of the Butterley gang road is protected.

050822/6. Date and time of next meeting

Recommend to Full Council that the date of the next meeting is Friday 28th October 2022 at 5.00pm.

The Meeting closed at 5.25pm.

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