



## Ripley Town Council

6 Grosvenor Road Ripley DE5 3JF

Town Clerk and Responsible Finance Officer

Mrs Jayne Simpson

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### **MINUTES OF 1<sup>st</sup> September 2023 MEETING of the RIPLEY TOWN COUNCIL PLANNING COMMITTEE held at 5.30pm at 6 Grosvenor Road, Ripley.**

**Present:** Cllrs S Freeborn (Chair), T Holmes, K Smith, K Somers, N Weaving, A Ward and D. Williams.

**Also present:** Hannah Curzon (Deputy Clerk).

**Plus:** One member of the public.

**010923/1. To Receive Apologies for Absence – Cllr Cox.**

**010923/2. Variation of Order of Business - None.**

**010923/3. Declarations of Members Interests - None.**

**010923/4. Public Speaking**

Cllr Burslem spoke about a recent community meeting she attended in Nether Heage regarding this development. They addressed the following issues at the meeting:

- Flooding – rain runs off the land, down past The Spanker public house in Nether Heage and there's a discharge of water from the factory on the site every Sunday. With properties on the land, this will get worse along with the smells from the sewers.
- The lack of facilities in the village – there are no shops, doctors, dentists proposed for the area and the development will only have a small playground on it. The current local infrastructure will not be able to cope.
- Access to the site for service vehicles is limited.
- As the site is a former Prisoner of War camp, the setting will be affected.
- In previous reports, Derbyshire Highways predicted there will be 400 cars on the new development, however this data is now 3 years out of date, with more cars expected.
- There is no provision for elderly / disabled people with bungalows on the development.
- An Active Transport Assessment needs to be carried out in relation to there being no cycling or walking routes in or around the development.
- The reports from the developer aren't substantial in the way they use words such as 'assumed' and 'believed' in their evaluations.
- There's no mention of who will maintain the balancing pond / SUDs.
- With the extra vehicles coming and going to/ from the development, the risk of more accidents in the local area increases.

**010923/5. To discuss current Planning Matters and make comments.**

**a) Ref: AVA/2023/0624**

**Proposal:** Reserved matters application following approval of outline application AVA/2019/1170 is sought for the appearance, landscaping, scale and layout of 160 dwellings.

It was **RESOLVED** that the Committee Members note the comments below and these comments are sent to Amber Valley Borough Council for their consideration in this matter;

The committee members feel that this development is too dense with 160 dwellings. There needs to be a better mix and balance of the size of proposed properties (there are very few, if any, 1 or 2 bed dwellings proposed). The floor plans of the dwellings do not include furniture layout, which questions if they are large enough to be 'liveable' and will give the owners a good quality of life. The committee feels that the needs of the older generation and disabled people need to be taken into consideration with more bungalow properties being available, along with more affordable properties for first time buyers. We would strongly suggest that the number of proposed houses on this development needs to be reduced so the local infrastructure is not burdened. Pavements should be provided by the developer up to the development and it should be put in the s106 that more off-road parking should be provided at Heage Primary School due to the increase of pupils they will have.

**010923/6. Date and time of next meeting**

Friday 29<sup>th</sup> September 2023, at 5.00pm.

**010923/7.** The Meeting closed at 17:49.

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

**Date for the Next Full Council Meeting Tuesday 20<sup>th</sup> June 2023, at 7.00 pm.**

**RIPLEY TOWN COUNCIL**

**BHIB HIGHLY COMMENDED WINNER FOR DERBYSHIRE COUNCIL OF THE YEAR 2022**

**BHIB AWARD WINNER FOR DERBYSHIRE COUNCIL OF THE YEAR 2020**

**BHIB HIGHLY COMMENDED WINNER FOR DERBYSHIRE COUNCIL OF THE YEAR 2019**

**BHIB AWARD WINNER FOR DERBYSHIRE COUNCIL OF THE YEAR 2018**