



## MINUTES OF 27<sup>th</sup> October 2023 MEETING of the RIPLEY TOWN COUNCIL PLANNING COMMITTEE held at 4.30pm at 6 Grosvenor Road, Ripley.

**Present:** Cllrs T Holmes, N Weaving, A Ward, K Smith, K Somers, L Cox, and D. Williams.

**Also present:** Jayne Simpson (Town Clerk).

Firstly, it was agreed by all that Cllr Holmes be appointed Chairman for the meeting, due to the absence of Cllr Freeborn.

**271023/1. To Receive Apologies for Absence – Cllr S Freeborn.**

**271023/2. Variation of Order of Business - None.**

**271023/3. Declarations of Members Interests - None.**

**271023/4. Public Speaking –** Eight members of the public attended the meeting; a spokesperson was nominated to speak regarding application AVA/2023/0550. Several points of concern were raised as follows: Although 4 residents parking spaces are allocated on Butterley Lane it is not possible for residents to use them due to commercial vans always using this area, preventing resident and HGV access to the lane, which causes a hazard to traffic on the corner at the bottom of Butterley Hill. The owner of the garage has made threats and sworn at residents. Butterley Lane is a public footpath and right of way but is constantly blocked with vehicles attending the Garage for retail sales or collection/delivery. The business has anti-social lighting which shines into a resident's bedroom. Machinery noise is created by the business for long hours every day. It is considered that the Garage could pose a Fire Risk due to the amount of wood stored on the premises. Cllr Williams also spoke about this application, he supported the points made above and made the additional points as follows: - that the application could affect a listed property, namely Butterley Ironworks. Hours of work should be added to any planning conditions, as well as the change of use. There could be an environmental issue caused by the amount of waste that is thrown over the boundary fence by the garage owner, close to the reservoir which is a beauty spot. The water authority's opinion should be sought relating to potential for contamination of the reservoir.

A further spokesperson was appointed to speak regarding application AVA/2023/0669, the following concerns were raised:- The change to the street scene of the area which would be caused by building an Industrial Unit between 2 residential properties, the effect of the increased noise on the residents in this area, the increase in the volume of traffic in this area, and the potential for congestion caused by vehicles including HGV's assessing a narrow road from a busy road.

**271023/5. To discuss current Planning Matters and make comments.**

**Application Reference Number: AVA/2023/0550**

**Proposal: Retention of containers and extension to existing covered area, both for use for storage purposes.**

It was **Resolved** to object to the above numbered Planning application for the reasons listed below.

This application appears to have been made retrospectively, as the majority of the works have already been done.

The impact of this development on traffic in this area is huge, commercial vehicles parked on

Butterley Lane, preventing both residents parking and HGV's access which causes a hazard to traffic on the corner at the bottom of Butterley Hill. Although Butterley Lane is an unadopted road/unregistered lane, it is a public footpath and write of way.

Consideration should be given to the impact this development will have on the important Heritage Assets close by, namely Butterley Ironworks and the Canal.

The Canals and Rivers Trust and Water Authority need to be contacted to request that checks are made for contamination of the reservoir potentially caused by the puncturing of the underground petrol tanks.

The property uses anti-social lighting which shines into a resident's properties bedroom, any approval relating to this application must have conditions attached relating to the hours of operation.

It has been requested by Cllr Tony Holmes and Cllr David Williams that this application is referred to the Borough Council's Planning Committee for decision.

**Application Reference Number: AVA/2023/0669**

**Proposal: Demolition of existing dwelling and replace with an industrial unit.**

It was **Resolved** to object to this application for the reasons below.

This proposal would have a huge impact on the street scene of the area, replacing a residential dwelling in a row of similar properties with an industrial unit would be out of character and have a negative effect on the existing street scene.

There would be increased noise in the area.

There would be an increase in volume of traffic, some of it HGV's, attempting to access a narrow road from a busy main road, with the potential to cause congestion in the area.

**271023/6. Date and time of next meeting**

Friday 24<sup>th</sup> November 2023, at 5.00pm.

**271023/7.** The Meeting closed at 5.02pm.

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

**Date for the Next Full Council Meeting Tuesday 14<sup>th</sup> November 2023, at 7.00 pm.**

**RIPLEY TOWN COUNCIL**

**BHIB HIGHLY COMMENDED WINNER FOR DERBYSHIRE COUNCIL OF THE YEAR 2022 & 2023.**

**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**