



Ripley Town Council

6 Grosvenor Road Ripley DE5 3JF

Town Clerk and Responsible Finance Officer

Mrs Jayne Simpson

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MINUTES OF 28th June 2023 MEETING of the RIPLEY TOWN COUNCIL PLANNING COMMITTEE held at 5pm at 6 Grosvenor Road, Ripley.

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

Also present: Mrs J Simpson (Clerk) Mr J Millhouse, Planning Design Ltd.

280623/1. To Receive Apologies for Absence – Cllrs L Cox and A Ward.

280623/2. Variation of Order of Business - None.

280623/3. Declarations of Members Interests – Cllrs D Williams and T Holmes declared a personal interest in Agenda Item 5 as a member of Amber Valley Borough Council they stayed in the meeting but took no part in the discussion nor did they vote.

280623/4. Public Speaking – Cllr Paul Lobley spoke on Agenda Item 5 as a resident of Ripley as follows: -

He is a member of Ripley Town Council but is not a member of the Planning Committee.

He wished to speak to item 5 on the Planning Committee Agenda – Land off Holborn View, Codnor, Reference AVA/2020/0188. He strongly urged great caution in considering this item. A decision has been made by the Borough Planning Committee after considering the 74 page report and 20 pages of documents held on the Borough Council website.

As Chair of the Town Finance and Management Committee, he informed members that the budget for 2023-2024 had been drawn up to finance the normal day to day functions of the Council. There are no contingency amounts included in the budget to cater for anything other than the services previously agreed by Full Council. This meant that any expenditure, however small or large is an additional demand on the budget and will need Full Council approval. He advocated that approval is NOT given by Council for a venture which contains an element of risk (however large or small) in its outcome and could involve substantial cost.

He stated that he did not need to remind members of the Planning Committee that the money we hold as a Council is public money and we, as a Council, have a responsibility to the public to ensure that appropriate value is obtained for every item of expenditure. In his view, this proposal for Judicial Review will not provide appropriate value, whatever the cost.

The land referred to is not Greenbelt and is not available for the public to enjoy. It is owned by the developer and is fenced off. There are no recreational facilities on it, and it affords no legitimate public access.

He referred members to the Town Clerk's report and strongly urge you to choose Option a.

280623/5. AVA/2020/0188

To discuss and agree Ripley Town Council's response to the decision of AVBC on the planning application numbered above, Land off Holborn View, Codnor.

Mr Millhouse spoke to give his opinion of the report from the Planning Officer at AVBC to their Planning Committee. He stated that in his opinion there was one definite error in the report and possibly 1 or 2 other flaws. After a long discussion it was **Recommended to Full Council** that Mr Jon Millhouse prepare a report and letter and send it to AVBC's senior Planning Officer to point out this error and ask for them to reconsider the Planning Decision, for this reason along with the potential of the two conobations (Ripley and Codnor) being joined, and the redesignation

of S106 monies outside the Ripley township.

280623/6. a) Ref: AVA/2023/0423

Proposal: Change of use from Church to Office including extensions and alterations.

Location: Former St Mary’s Mission Church, Ripley Road, Sawmills, Derbyshire.

It was **Resolved** that the Committee members unanimously object to this planning application due to the lack of parking provision for employees, and the lack of space to manoeuvre and park vehicles.

b) Ref: AVA/2023/0434

Proposal: Erection of a retail pod (use class E(A)), and car park alterations.

Location: Sainsburys Car Park, Nottingham Road, Ripley, Derbyshire.

It was **RESOLVED** that the Committee members unanimously object to this planning application due to the potential adverse effect on Town Centre trade, in particular the Shoe Repairs on Grosvenor Road, Ripley.

280623/7. Date and time of next meeting

Friday 14th July 2023, at 5.30pm.

280623/8. The Meeting closed at 5.54pm.

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

Date for the Next Full Council Meeting Tuesday 18th July 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**