



# Ripley Town Council

6 Grosvenor Road Ripley DE5 3JF

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## MINUTES of AUGUST 3<sup>RD</sup> 2018 MEETING of the RIPLEY TOWN COUNCIL PLANNING COMMITTEE

Held at 5.00 pm on Friday August 3rd 2018, at 6 Grosvenor Road, Ripley, DE5 3JF.

In Attendance: Cllrs: A Bridge, Ms L Cox, Mrs S Emmas-Williams, S Freeborn (Chair), D Williams  
Also Cllr R Emmas-Williams and L McCormick Town Clerk

### AGENDA

**030818/1. To receive apologies for absence – Cllrs: T Holmes and Mrs L Joyes**

**030818/2. Variation of Order of Business – Take item 5 - AVA/2018/0652 Land Adjacent To the Canal Inn, Bullbridge Hill, Ambergate, Belper, Derbyshire. 14 No. Semi-Detached Dwellings (This is a Departure to the Adopted Development Plan and may affect the Setting of a Listed Building) after the other planning applications**

**030818/3. Declaration of Members Interests – Please Note:-**  
Cllr Ms L Cox declared a personal interest in planning application – AVA/2018/0679 due to the proximity of property owned to other licensed premises and would remain in the meeting.

**030818/4. Public speaking –**

Cllr R Emmas-Williams spoke to register his strongest objection to the application AVA/2018/0580 to remove section 106affordable housing, education and open space obligations and hope that AVBC Planning Committee would support this view.

**030818/5. To discuss current Planning Applications and make comments, including;**

- **AVA/2018/0652** Land Adjacent To the Canal Inn, Bullbridge Hill, Ambergate, Belper, Derbyshire. 14 No. Semi-Detached Dwellings (This is a Departure to the Adopted Development Plan and may affect the Setting of a Listed Building).

**RESOLVED** to OBJECT for the following:

1. Inaccuracies the site is stated as being vacant where there are caravans sited as AVA/2016/0898 Certificate of Existing Lawful Use for Caravan park.
2. To object on economic grounds as the Canal Inn is a sole enterprise in Bullbridge and it would be unfortunate if the development resulted in the public house closure.
3. The access and egress would to say the least be challenging this would not be an easy access.
4. The slopes on the site would mean drainage needs particular attention as what is soft ground now would become hard ground and rainwater running down the land would need special attention.
5. The Canal Inn is a Grade 2 Listed Building and Planning Policy EN 30 states:

**“Planning permission will not be granted for development proposals that would result in disturbance to, or adverse impact upon**

- a) **a Scheduled Ancient Monument or other nationally important archaeological remains or their setting**
  - b) **any other known archaeological or heritage features of major importance and their settings”**
6. A Full Ecological Survey is required as there is evidence of bats and other wildlife.

- **AVA/2018/0580** Phase Three Church Farm, Greenhillocks, Derby Road, Ripley, Derbyshire. Application to Remove Section 106 Affordable Housing, Education and Open Space obligations in connection with AVA/2008/1095 (phase 4) and AVA/2008/0366 (phase 3, now denoted phase 5).

**RESOLVED** to OBJECT as previously the Section 106 Affordable Housing, Education and Open Space obligations were all agreed in the past.

- **AVA/2018/0679** Pear Tree Inn, 4 Derby Road, Ripley, Derbyshire, DE5 3HR. Construction of Outside Bar and associated Internal and External Alterations including Single Storey Extension and Boundary Wall.

**RESOLVED** to OBJECT due to noise nuisance and noise pollution as there are houses within 20 metres and also could create a precedent.

- Additional item: **AVA/2018/0663** 31 Hammersmith, Ripley, DE5 3RA. Proposed Rear Extension including internal works (screening and decking over 300mm above ground level).

**RESOLVED** to OBJECT if it is the case that the raised decking causes overlooking to the neighbouring property as this is a genuine concern.

**030818/6. Date of next Town Council Meeting – September 18<sup>th</sup> 2018 at 7.00 pm.**