



Ripley Town Council

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MINUTES of JULY 6TH 2018 MEETING of the RIPLEY TOWN COUNCIL PLANNING COMMITTEE

held at 5.00pm in the Council Chamber of the Old Town Hall, Market Place, Ripley.

Present: Cllr S.D. Freeborn (Chair) and Cllrs A. Bridge and Mrs S Emmas-Williams.

In Attendance:

Cllr R. Emmas-Williams

D. Townsend

060718/1 To Receive Apologies for Absence

Apologies for absence were received from Cllrs Cox and Holmes.

060718/2 Variation of Order of Business - None

060718/3 Declaration of Members Interests – None

060718/4 Public speaking - None

060718/5 To discuss all Planning Applications June 16th 2018 to date, and make comments including;

- AVA/2018/0559 Pear Tree Inn, 4 Derby Road, Ripley. Removal of Condition 4 (no amplified sound outdoors in connection with the outdoor bar area) of AVA/2017/1184.
RESOLVED that Ripley Town Council object to this application due to noise nuisance affecting local residential properties.
If Amber Valley District Council are minded to approve this application, it was requested that a condition be included that music must end by 10.00 pm.
- AVA/2017/0560 Land at Coppice Farm, Off Peasehill Road, Ripley. Detailed application for preliminary infrastructure and associated engineering works to facilitate residential development including; site access to Whiteley Road, approximately 320m of site spine road and stubs to estate roads, surface water drainage network including detention basin, foul drainage network including pumping station, temporary maintenance access, ground works for a LEAP and landscaping/habitat management works associated with preliminary infrastructure. The proposal may affect the setting of a Listed Building.
RESOLVED that all comments previously forwarded to Amber Valley Borough Council in respect of this application be reiterated as follows;
1) Derbyshire County Council (DCC) Highways Authority be asked to conduct a detailed study concerning the cumulative impact upon traffic volume and traffic flows on the wider highways network. This to take full account of the Planning Application together with the additional traffic that will arise from the three significant developments which are in the immediate area but are yet to be built out. Upon receipt of the conclusion of this study, DCC be requested to fund the costs of any necessary alterations and improvements required (including at the junction of Steam Mill Lane and Nottingham Road and other consequential changes).

- 2) the Applicant not increase the density of the development as shown in the Planning Application by more than five per cent without submitting a new Planning Application.
- 3) the Applicant not be allowed to alter any distances between the proposed housing and the existing neighbouring housing as shown in the Planning Application, without submitting a new Planning Application.
- 4) the Applicant not be allowed to reduce or alter any part of the proposed open-spaces (including the protection of hedgerows and trees) as shown in the Planning Application without a new Planning Application.
- 5) the following observations be considered when making a decision on this application;
 - Capacity of physical infrastructure
 - a) There would be an increased water run-off from the development site. This will flow downhill to Bottle Brook which already creates a well-documented serious flooding problem at Denby Bottles, Lower Kilburn and Little Eaton. This Application would make the flooding problems worse.
 - b) The sewage from the development will need to be processed at the works at Marehay. These are already struggling to cope, and discharge a high level of nitrates into Bottle Brook, having an adverse effect on Nature Conservation which will be exacerbated by this development.
 - c) It is noted that the Masterplan shows (marked 7) a 'Sustainable Urban Drainage System' i.e. a pond. There must be clarity and certainty in respect of who shall have the long-term maintenance responsibilities for this area.
 - Social facilities
 - a) There are concerns that the local primary schools and GP services are already over-stretched. This development will have an adverse impact on their capacity.
 - b) A S106 contribution should be payable to Waingroves Community Association toward the development of new community facilities at the Eden site in Waingroves.
 - c) A S106 contribution should also be paid to fund the provision of a children's play area, currently shown marked 6 on the Masterplan.
 - Nature conservation and S106 Agreement
 - a) Any development on the site will have a negative impact on local biodiversity caused by the loss of habitat both on the site and the surrounding area.
 - b) It is noted that the masterplan submitted shows (at the area marked '10') pasture land. This is at the southern part of the site and is adjacent to a field at the south east of the site which is blue lined on the plan. This whole area of the south of the site is home to several protected species including 'Red Listed' and 'Schedule One' birds.
 - c) The area is also now an established wildflower meadow having several B.A.P species present, including Ghost Moths, Small Heath and Dingy Skipper Butterflies. It is also highly probable that Great Crested Newts are present on the site as other Newt species were recorded last year.
 - d) A S106 Agreement should be established whereby the land shown 'blue-lined' on the Masterplan is ceded to AVBC or RTC at nil cost. The long-term management of this land – and possibly the pasture and pond areas too – might be undertaken in partnership with the Waingroves Community Woodland Trust.

- **Landscaping**

There must be clarity as to how and who shall have responsibility for, and carry out the maintenance of the open-spaces shown on the Masterplan.

The Meeting closed at 5.10 pm.