



Ripley Town Council

Town Hall, Market Place
Ripley DE5 3BT

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MINUTES of JUNE 15th 2018 MEETING of the RIPLEY TOWN COUNCIL PLANNING COMMITTEE

held at 5.15pm in the Council Chamber of the Old Town Hall, Market Place, Ripley.

Present; Cllr S.D. Freeborn (Chair) and Cllrs A. Bridge and L. Joyes.
D. Townsend (Clerk).

In Attendance; Cllrs N. Weaving, R. Emmas-Williams and P. Lobley

150618/1 To receive apologies for absence

Apologies for absence were received from Ms. L.D. Cox, Mrs S. Emmas-Williams, T. Holmes and D.A. Williams.

150618/2 Variation of Order of Business - None

150618/3 Declaration of Members Interests – None

150618/4 Public speaking – None

150618/5 To discuss current Planning Applications and make comments including;

- AVA/2018/0182 Seafish Restaurant, 68 Cromford Road, Ripley, DE5 3FP. Single storey extension to front elevation to replace external seating.
RESOLVED that the Town Council have no objection to this application, but would like to be reassured that any proposed works are suitable for persons with mobility or physical disabilities.
- AVA/2017/0999 Firs Works, Spanker Lane, Nether Heage, Belper. Demolition of buildings and relocation of existing car park to be within existing industrial area and demolition of the existing dwelling (known as fair Lawn) and the redevelopment of former car park to accommodate 30 new dwellings. The proposal is not in accordance with the adopted Development Plan.
RESOLVED that the Town Council object to this application for the following reasons;
 - 1) The development will result in a significant detrimental impact on the landscape and visual rural character of the locality, resulting in urbanisation of the rural nature of the area.**
 - 2) The proposed development is out of scale and character with existing development, and will noticeably detract from the quality and form of the landscape character type. The proposal is therefore contrary to saved local plan policies EN7 and H12, which require that design of development is appropriate to the landscape character type and have regard to distinctive landscape features. In addition, policies H2 and H6 of the Ripley**

Neighbourhood Plan sets out criteria for the development of 15 or more dwellings, and, amongst others, requires proposals to be in scale and character and have regard to distinctive landscape features.

3) Flooding concerns. This area contains an abundance of drainage irregularities. The impact of these proposals, not just on the site's drainage but on the drainage systems of the wider area must be explored in full.

4) Highways considerations. Full consideration must be given to Highways matters in this area, as the introduction of additional car movements will have a major impact on nearby country roads.

5) The designated heritage asset of the unique Grade II listed building, Heage Windmill is seen in the distance from the site on the opposite side of the valley to the east in Chesterfield Road, Heage.

The proposals would adversely impact on the designated heritage assets of the Windmill which was built in 1797, restored in 2002 and is the only working, stone-towered, multi-sailed windmill in England. The proposed housing site would be visible from Heage Windmill and vice versa.

As such, the development would contravene saved Amber Valley Borough Council Local Plan policy EN 30.

150618/6 Meeting closed at 5.30 pm

Date of next Town Council Meeting June 19th 2018 at 7.00 pm.