



Ripley Town Council
6 Grosvenor Road Ripley DE5 3JF

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MINUTES of MARCH 8TH 2019 WORKING PARTY PLANNING MEETING
held at 5.00 pm at 6 Grosvenor Road, Ripley, DE5 3JF.

In attendance: Cllr S.D. Freeborn (Chair) and Cllrs A. Bridge, L. Cox, R. Emmas-Williams, Mrs S. Emmas-Williams, I. Fisher, T. Holmes, Mrs L. Joyes and D. Williams.
D. Townsend (Planning Clerk).
Members of the Public.

Planning Applications;

AVA/2018/1102 107 Park Street, Ripley, Derbyshire, DE5 3ES. Development of 12 semi-detached dwellings, car parking and retention of existing dwelling.

Two Members of the Public and Cllr R. Emmas-Williams spoke and objected very strongly to this application.

The following points were raised:

1. The proposal was not in keeping and would have an adverse effect on the surrounding properties.
2. It threatens neighbouring properties with issues including overlooking neighbouring properties, threatening privacy and loss of amenity.
3. It is believed that the Agent had not completed the Planning Application Form correctly in regards to contaminated land/hazardous substances. The responses submitted contradicted those in the Peak Environmental Solutions report, which stated that some areas of the site exceeded the HHAC's (safe limits) for some dangerous substances.
4. The schematic plan was incomplete/incorrect.
5. A previous application for this site AVA/2017/0633 was refused due to sight access onto Park Street. This was highlighted by a letter of objection from Derbyshire Highways on 5.9.17.
6. On 8.2.19, DCC Project Engineer objected to the proposal. However, one week later, a further letter was sent contradicting this advice.
7. This site was inaccessible for refuse collection.
8. Derbyshire Fire and Rescue would have no access to the site in case of emergency.
9. This site had never been a nursery as stated in the application.
10. The proposal, if it went ahead would present a huge increase in traffic movements in the area.

Councillor Freeborn pointed out that Ripley Town Council had already formally strongly objected to this application, and he had also requested that the decision be made by Committee not delegated to the Chair of Planning. The decision on this application had been delayed to 31st May 2019, and it was agreed to recommend to Full Council that further representations to Amber Valley Borough Council (AVBC) be made before a decision was finally agreed.

AVA/2018/1236 Land To Rear Of 40 - 42 Oxford Street Ripley Derbyshire. Proposed two ground floor retail units and one residential flat above.

Councillor Freeborn advised that the Chair of Planning at AVBC had requested that this decision be delegated, with an anticipated date of 15.3.19. Cllr Holmes reported that he understood that additional conditions would be put on the glazing of the windows.

Green Belt Review and Draft Local Plan

Councillor Freeborn advised the Meeting that the Green Belt Review was being carried out by AVBC, and would potentially have a very damaging impact on Ripley. Cllr Holmes added that Part II had been added, and urged others to also study this.

The Meeting closed at 5.35 pm.