



Ripley Town Council

6 Grosvenor Road Ripley DE5 3JF

Town Clerk: Mrs Jayne Simpson

Tel: 01773 513456

Email: townclerk@ripleytowncouncil.gov.uk



MINUTES OF 21st October 2022 MEETING of the RIPLEY TOWN COUNCIL PLANNING COMMITTEE

Held at 5.30pm at 6 Grosvenor Road, Ripley.

Present: Cllrs S. Freeborn (Chair), M Allwood, L. Cox, T. Holmes, N. Weaving and D. Williams.

Also present: Mrs J Simpson (Clerk) and Miss H Curzon (Deputy Town Clerk) and one member of the public.

251122/1. To Receive Apologies for Absence

Apologies were received from Cllrs L Joyes and S Williams.

251122/2. Variation of Order of Business

None.

251122/3. Declarations of Members Interests

None.

251122/4. Public Speaking

One member of the public was present but did not wish to speak.

251122/5. To discuss current Planning Matters and make comments.

1. Ref: AVA/2022/0866

Proposal: Outline application with all matters reserved except access for the erection of up to 2 no. dwelling houses.

It was **RESOLVED** that the Committee Members unanimously vote against the proposal for the following reasons: -

The Design and Access Statement refers to the land as being vacant residential land, but the land comprises a double garage and significant parking for the 'host' property, 10 Upper Marehay Road. Given that the development would remove any onsite parking for 10 Upper Marehay Road it is difficult to understand how the land is vacant, if not used now there is a possibility of the front garden of 10 Upper Marehay Road being removed to provide parking which could have an environmental impact and/or an impact on the highway.

Policy H4: Housing Development Within Other Settlement – “Within the built framework of all other settlements not listed in policy H3, planning permission will be granted for housing development, providing the proposals are in the form of one or more of the following: - 1. the conversion of existing dwellings to provide additional units, or of existing buildings to housing from other uses. 2. extensions to or replacement of existing dwellings. 3. new development on previously developed or brownfield land, or on vacant land which has not been previously developed, providing the development is in the form of infilling of small gaps capable of accommodating no more than 2 dwellings within existing groups of houses, subject to the character of the surroundings.”

Without detailed plans it is difficult to consider whether the development may be considered in keeping with the character of the surroundings in line with saved policy H12, but it is likely that it will not be given the proposed development of two dwellinghouses on what may be considered a small plot of land in this area.

"Policy EN2: Green Belt – "Within the Green Belt, as shown on the Proposals Map, planning permission will only be granted for appropriate development, as follows:- a) buildings associated with agriculture or forestry b) essential facilities for outdoor sport and outdoor recreation, cemeteries and other land uses which would preserve the openness of the Green Belt and not conflict with the purposes of including land within the Green Belt c) limited extension, alteration or replacement of existing dwellings, providing that this would not result in a disproportionate increase over the size of the original dwelling d) the re-use of existing buildings, providing that:- 1. the proposals would not have a significantly greater impact than the existing use on the openness of the Green Belt and the reasons for including land within the Green Belt 2. strict control is exercised over any future extension of the building and any associated land uses which might conflict with the openness of the Green Belt and the reasons for including land within the Green Belt 3. the buildings are of permanent and substantial construction and are capable of conversion without major or complete reconstruction 4. the form, bulk and general design of the buildings are in keeping with their surroundings e) park and ride schemes, providing that: - 1. there are no other suitable sites outside the Green Belt that would be more sustainable 2. the proposals have been identified in either the Derby Joint Local Transport Plan or the Derbyshire Local Transport Plan 3. any buildings are limited to those essential in conjunction with the operation of the scheme 4. they will not seriously compromise the purposes of including land in Green Belts Any proposals for housing development will also need to satisfy the criteria in policy H12."

The development does not fall into any of the categories within saved policy EN1.

The plan shows an indicative area of 80m². Therefore, it would bring into question the minimum floor area as required by the nationally described space standard.

"In October 2015, the government introduced a new nationally described space standard, which set out detailed guidance on the minimum size of new homes. According to this standard, the minimum floor area for any new home should be 37 sq. m.

Table 1 - Minimum gross internal floor areas and storage (m²).

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) ²			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

2. Ref: AVA/2020/0188 Erection of 58 dwellings and associated infrastructure and demolition of garages on land off Holborn View, Codnor, Derbyshire.

It was **RESOLVED** that the committee members unanimously vote against this proposal for the following reasons.

Ripley Town Council's additional comments arise from the further submission made by Stone Planning Services dated 25 September 2020.

The Applicant opens by referring to the site for a possible Waingroves Community Centre that has already been approved and RTC notes that – despite the passage of time – the prospect of such a facility being built appears as remote now as it was when the still extant permission was granted. RTC believes this issue is a complete red herring in respect of the Application being considered now.

The submission then sets out a table describing the Applicant's interpretation of the open space provision with regard to Codnor Common. Somehow, it appears that building 232 houses and the associated highways infrastructure has created "open space" – this is a clear fallacy as the land taken for the housing etc was open space in the first place. The application site is open space in its current form and provides an invaluable break between Ripley, Waingroves and Codnor. The retention of this open area was a major factor in the Planning Inspector's decision to allow the two previous Codnor Common housing developments.

The value of this open space to the community is highlighted by the designation in the adopted Ripley Neighbourhood Plan, supported by over 90% of local people.

The Applicant claims the proposal site is outside the Neighbourhood Plan area – this is only partially true and has only come about since the Neighbourhood Plan was Made by AVBC. An orchard to the rear of a property on Nottingham Road seems to have been sold to the Applicant. The former orchard element that now forms a part of the most recent red-line drawings submitted by the Applicant is not part of the New Local Green Space. Further, the latest red-line plan also includes the highways constructed as part of the Phase 2 development; for clarity, nor

does this landform a part of the New Local Green Space. However, it is stressed that the substantive part of the Applicants proposals – i.e., all the area for housing – forms the New Local Green Space.

RTC notes that Phase 2 of the Applicants plans to construct houses on the site was completed nearly two years ago. The wider commitments required of the Applicant – to upgrade the land in the manner set out in the approved application – have yet to be started. RTC considers that AVBC must ensure the Applicant delivers on the previous permissions.

The Applicant also makes a number of other pitiful attempts to denigrate the Ripley Neighbourhood Plan. RTC believes these have been prompted because it is clear that the status afforded to New Local Green Spaces in the NPPF, and the findings of the Planning Inspectorate in respect of the previous applications, mean that the Applicant is aware that their application should fail.

251122/6. Date and time of next meeting

The date of the next meeting is Friday 6th January 2023 at 5.00pm.

The Meeting closed at 5.29pm.

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