



Ripley Town Council
 6 Grosvenor Road Ripley DE5 3JF
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**MINUTES OF APRIL 14TH 2022 MEETING of the
 RIPLEY TOWN COUNCIL PLANNING COMMITTEE**
 Held at 5.30 pm at 6 Grosvenor Road, Ripley

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

140422/1 To Receive Apologies for Absence
An apology for absence was received from Cllr S. Williams.

140422/2 Variation of Order of Business - None

140422/3 Declarations of Members Interests - None

140422/4 Public Speaking - None

140422/5 To discuss current Planning Matters and make comments.

AVA/2022/0108. Proposed construction of 2 No semi-detached single storey one-bedroom apartments.
 Rear Of 37 Oxford Street Oxford Street Ripley Derbyshire.

RESOLVED that an objection be submitted to this application on the grounds of over-development of the site and the proposed development having no amenity space.

AVA/2021/1040. Erection of Stables and Menage. Padley Hall Farm Hammersmith Ripley DE5 3RA.
 AVA/2021/0912. Proposed Erection of Outdoor Timber Framed Outdoor Kitchen with Pitched Roof. Padley Hall Farm Hammersmith Ripley DE5 3RA.

AVA/2021/0913. Listed building consent for proposed Erection of Outdoor Timber Framed Outdoor Kitchen with Pitched Roof. Padley Hall Farm Hammersmith Ripley DE5 3RA.

RESOLVED to object to the above three applications on the following grounds;

Policy EN2, which refers to Development proposals for:-	
a)	the external alteration of Listed Buildings
b)	the external alteration of any other buildings within the curtilage of Listed Buildings built before 1 July 1948
c)	new buildings and other structures, or alterations and extensions to existing buildings or other structures, within the setting of a Listed Building
...will only be permitted where the proposals contribute to the preservation of the Listed Building and its setting, having regard to the elements which make up its special interest, including the character, appearance, scale and its original function	
<u>NPPF</u>	
<u>16. Conserving and enhancing the historic environment</u>	
189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.	
190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:	

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

193. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible. Proposals affecting heritage assets

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

197. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.