



Ripley Town Council

6 Grosvenor Road Ripley DE5 3JF

Town Clerk and Responsible Finance Officer

Mrs Jayne Simpson

Tel: 01773 513456

Email: townclerk@ripleytowncouncil.gov.uk



MINUTES OF 14th April 2023 MEETING of the RIPLEY TOWN COUNCIL PLANNING COMMITTEE

Held at 5.30pm at 6 Grosvenor Road, Ripley.

Present: Cllrs S Freeborn, T Holmes, L Cox, N. Weaving, and D. Williams.

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

140423/1. To Receive Apologies for Absence

Apologies were received from Cllr M Allwood.

140423/2. Variation of Order of Business

It was agreed by all to move item 5c forward on the Agenda.

140423/3. Declarations of Members Interests

None.

140423/4. Public Speaking

Two members of the public attended the meeting and made the following comments in relation to Planning Application AVA/2022/0405, 127 Peasehill, Ripley, Derbyshire, DE55 3JN: -

Whilst it is noted and appreciated that improvements and changes have been made to this Planning Application, such as the number of dwellings reducing from 48 to 31, the residents still wish to object due to the road being extremely busy owing to the number of new properties already built in the area and that Highway access and visual splay is not mentioned as a concern in the documents logged against this application. The fact that a human body is buried within the site of the proposed new dwellings, and that this is not mentioned in any of the documents is of concern. It is considered essential that a full Arboriculture Survey is carried out as requested in the Tree Officers report to check for Heritage Trees on this site, along with an Ecological Survey covering any protected species, as this area is a wildlife corridor for animals such as Bats, Badgers and Newts. Lastly, if it is determined that some form of vision splay must be provided (by DCC Highways), it is requested that a part of the development site is given to the residents (who will lose their right to park on the highway) to create a parking space at the rear of their properties and enable them to have rear access to their properties.

140423/5. To discuss current Planning Matters and make comments.

c) Ref: AVA/2022/0405

Proposal: Outline application for residential development of up to 31 dwellings (access and layout to be considered at this stage) with all other matters reserved.

Location: 127 Peasehill, Ripley, Derbyshire, DE5 3JN.

It was **RESOLVED** that the Committee Members unanimously vote against the proposal for the reasons given above in the Public Speaking section.

a) Ref: AVA/2023/0235

Proposal: T1 Sycamore – fell multi-stemmed tree to ground level to give more light and less debris from tree/birds T2 Sycamore – reduce tree in height by one third and remove overhanging branch that overhangs deck/garden to give more light and less debris.

Location: 2 Riverside Court, Derby Road, Ambergate, Belper, Derbyshire, DE56 2GX.

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

To fell the T1 Sycamore tree would threaten the stability of the riverbank, as it would increase the speed of the erosion to the riverbank. Also, to reduce the height of the T2 Sycamore would reduce the intake of water by the tree.

b) Ref: AVA/2023/0153

Proposal: Construction of a retail unit.

Location: Land adjacent to No. 3 Grosvenor Road, Ripley, Derbyshire.

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

Overdevelopment of the site. There is Insufficient information to determine a decision regarding the use of the upper floors. There is no provision of Amenity space for users of the upper floors, and lastly, there is no provision of an emergency access for users of the shop of the upper floors.

140423/6. Date and time of next meeting

The date of the next meeting will be confirmed at the Annual Meeting of Ripley Town Council in May 2023.

140423/7. The Meeting closed at 6.08pm.

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

Date for the Next Full Council Meeting Tuesday 18th April 2023, at 7.00 pm.

RIPLEY TOWN COUNCIL

BHIB HIGHLY COMMENDED WINNER FOR DERBYSHIRE COUNCIL OF THE YEAR 2022

BHIB AWARD WINNER FOR DERBYSHIRE COUNCIL OF THE YEAR 2020

BHIB HIGHLY COMMENDED WINNER FOR DERBYSHIRE COUNCIL OF THE YEAR 2019

BHIB AWARD WINNER FOR DERBYSHIRE COUNCIL OF THE YEAR 2018