



Ripley Town Council

6 Grosvenor Road Ripley DE5 3JF

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MINUTES OF 6th January 2023 MEETING of the RIPLEY TOWN COUNCIL PLANNING COMMITTEE

Held at 5.30pm at 6 Grosvenor Road, Ripley.

Present: Cllrs T Holmes, M Allwood, N. Weaving, M Wilson and D. Williams.

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

It was agreed by all present that Cllr T Holmes is appointed Chair for the following meeting.

060123/1. To Receive Apologies for Absence

Apologies were received from Cllrs L Joyes, S Freeborn, and L Cox.

060123/2. Variation of Order of Business

None.

060123/3. Declarations of Members Interests

None.

060123/4. Public Speaking

Six members of the public attended the meeting and made the following comments in relation to Planning Application AVA/2022/1090 Ridgedale View, Ripley:-

There is the potential for damage to a Tree on the site which is 180 years old and is covered by a Tree Preservation Order. Parking is a problem in this area, vehicles already using the kerb, causing a danger to Children and other users, in fact there was an Accident on the corner last year. This application is a duplicate of an earlier proposal which was refused, it has subsequently been changed slightly and resubmitted. There is still a question over the provision of parking spaces on the site. The planning application is considered meritless and vexatious. Ambulances and other essential vehicles struggle to access the road already before this development is potentially added. The plot is considered too small for a dwelling – no space is allocated for parking within the plot.

060123/5. To discuss current Planning Matters and make comments.

a) Ref: AVA/2022/1090

Proposal: Construction of new dwelling with associated parking and garden.

Location: 2 Ridgedale View, Ripley, DE5 3UW.

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

The committee members opposed to the original application and strongly oppose again. Due diligence must be followed with respect to Horse Chestnut Tree on the site which has a Tree Preservation Order on it, and ensure that the conditions are respected. In relation to traffic in the

area, there is a lack of access for emergency vehicles already. With regard to the Fire Authority, we request that the application is viewed in person rather than as a desktop exercise. The Highways Department at DCC has already stated that there is not sufficient visual splay when leaving the site, in a letter which is on the AVBC planning website with the application documents. We also reaffirm all the objections submitted with the original application in June 2022.

b) Ref: AVA/2022/1107

Proposal: Proposed Conversion of Public House to form 2 flats.

Location: The Angel, 38-39 Crossley Street, Ripley, DE5 3EE

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

The Committee members opposed the original planning application in February 2018. There are concerns around the lack of off-street parking provision, and ask, has the size of the property being reduced to provide parking and amenities space been considered. This proposal would result in the de-licencing of what is currently a vibrant town centre pub, has the sale as a going concern been considered. The plans show no amenity space for garden, drying space and general amenities. Lastly, this would result in the loss of an amenity for the Town in respect of the Public House.

c) To discuss the apparent conversion of the former Moss Cottage Restaurant and Public House to Residential use without Planning Consent being given.

It was agreed by those present to write to AVBC, with reference to rumours heard regarding the usage of Moss Cottage quoting enforcement number ENF/2022/0168. Further to the concerns already raised by Cllr D Williams, expressing planning concerns about this site and ask whether there has been a change of use application which we have missed. Also, to advise that on a website online Moss Cottage, 266 Nottingham Road, is listed as a residential property.

060123/6. Date and time of next meeting

The date of the next meeting is Friday 3rd February 2023.

060123/7. The Meeting closed at 5.45pm.

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