

## MINUTES OF THE ANNUAL PARISH MEETING OF RIPLEY HELD ON

THURSDAY 29<sup>th</sup> MAY 2014 AT ST MARY MAGDALEN CHURCH ROOM AT 19.30 HOURS

### **Present:**

Cllr Jennie Cliff Chairman  
Cllr Lianne Mealing  
Cllr Vernon Wood  
Cllr Caspar Hancock  
Cllr Colin Cross

Alison Jones Clerk of the Council

20 Members of Public

Refreshments were served as people arrived.

### 1. APOLOGIES

Apologies were received from Cllr Richard Ayears, Cllr Suzie Powell-Cullingford

### 2. WELCOME

Councillor Cliff welcomed everyone to the meeting and, in particular, the guest speaker Tim Harrold, Chair of Guildford CPRE and Surrey Hills AONB. She encouraged everyone to write to the Borough Council in response to the draft Local Plan when the consultation period opens on 1<sup>st</sup> July 2014.

Councillor Cliff thanked the parish clerk for her hard work over the years and, in acknowledgement of her retirement on 31<sup>st</sup> July, presented her with a bouquet of flowers. The parish clerk thanked the council for the flowers and for their support. It had been a pleasure to work for the council.

### 3. MINUTES OF THE ANNUAL PARISH MEETING HELD ON THURSDAY 25th APRIL 2013

The Minutes of the Annual Parish Meeting of Ripley held on 25<sup>th</sup> April 2013, were received, confirmed and signed as a true and correct record by the Chairman, Councillor Jennie Cliff.

### 4. CHAIRMANS REPORT

Councillor Mealing presented the annual report of the Parish Council to the meeting, having been Chairman of the Parish Council from 2013-14. A full copy of the report is attached to these minutes in the minute book.

### 5. QUESTIONS AND COMMENTS FROM PARISHIONERS

Parishioners were invited to ask questions of the Parish Council.

a) Mrs M. Field expressed her disappointment that the affordable housing being built at White Hart Court is still too expensive for local families. The Borough Council had promised that the White Hart court development would enable the young of the village to remain in Ripley. This was not going to happen.

Cllr Cross explained that although the parish council agreed with her views, the affordable housing was controlled by the Borough Council. The parish council was looking to find another Rural Exception which would help local people to stay in the village.

Cllr Cliff explained that 10 properties on the White Hart Court development were on a Rural Exception site and so only available to those with a local connection.

Cllr Mealing reminded the meeting that 27 families were shown to have housing need in the Rural Housing Survey undertaken in 2013 which showed the need for a further Rural Exception site.

It was agreed that the parish council will raise the concerns about the high price of the affordable housing at White Hart Court with the Borough Council.

b) John Pemberton raised his concern that the parish had no representation at the Borough Council because of the illness of Cllr John Garrett and asked how long this situation would continue.

Cllr Cliff responded that the situation would probably continue until the elections in May 2015.

Cllr Cross explained that the Conservative party had not found a replacement for Cllr Garrett and so wished to maintain the status quo.

Cllr Cliff explained that Cllr Taylor had been asked to represent Ripley but he was a county councillor as well as the councillor for Send and so had little time to spare for Ripley. Cllr Garrett had been a great campaigner on behalf of Ripley and was badly missed.

c) Keith Puckey, President of Ripley and Send Rotary Club asked why the Rotary Club had been politely refused the opportunity to raise money by holding a barbecue at the Ripley Christmas Fair as they had done in 2013. The money raised would be for the parish council for the repair of the bus shelter roof.

Cllr Cliff explained that the money from the Christmas Fair which is raised mainly from the cost of the stalls, a barbecue and a raffle all goes towards the cost of the Christmas lights.

Chris Lee, Chairman of the Christmas Fair committee explained further that if the barbecue had been specified in the 2013 stall application, it would not have been allowed. Another barbecue will divert profit from the Christmas lights by undercutting the official stall. It was important for all village organisations to work together and not tread on each other toes.

d) John Slatford explained that he had received a letter from Challenge Fencing regarding a new retrospective planning application for The Paddocks, Rose Lane.

Cllr Cliff explained that all appeals had refused the former planning application and so enforcement action should have been taken by the Borough Council. Now the site was appearing in the draft Local Plan as a suitable pitch for a traveller family so another planning application had been submitted.

e) The problem of flooding because of water running off the hill at Hurst Farm was raised.

Cllr Cliff explained that gravel was taken from there for the construction of the A3 by pass and that there has been problems with flooding ever since.

## 6. PLANNING FOR OUR BOROUGH

Cllr Cliff invited Tim Harrold to speak on planning issues in the Guildford Borough. He explained that the issues faced by Ripley were the same as those faced by many other parishes in the Borough.

In 2003 the South East Plan housing figure was contested by the Borough Council as too high and a figure of 322 houses per annum was agreed. Now the draft Local Plan has a figure of about 670 (originally 800) houses per annum. There is widespread concern that this figure is too high and groups such as the Guildford society, Guildford Vision, Guildford Residents Associations and Guildford Green Belt Group are all working to get the number reduced. However a decision is needed on the Local Plan before the next election in 2015 or the developers will have a free rein.

Tim Harrold had an appointment with Stephen Mansbridge at which he will lay out the concerns about the proposed housing number.

He explained, using various examples, that CPRE tried to expose inconsistencies in planning applications and to point out difficulties which may not have been considered by the developers in order to stop inappropriate development.

Various attempts to persuade the Planning authorities not to grant permission for the composting site on the former Wisley Airfield had been unsuccessful but now the land was under new ownership, Wisley Property Investment Company and a large development of 2,500 houses with shops, a school, leisure facilities and employment area is planned.

Tim Harrold raised various points:

- Wisley Airfield is close to the M25 junction where nitrous oxide level already exceed safe levels
- Wisley Property Investment Company does not own enough land for all its plans and will have to approach a farm for more land
- DEFRA has a small site of contaminated land at Wisley
- Wisley airfield has views over to Wix Hill which is within the Surrey Hills AONB. Views in and out of the Surrey AONB are protected by law.
- Wisley Airfield is close to the Thames Basin Heaths special protection area. These sheaths are protected under European as well as British legislation
- Wisley airfield itself is a site with important natural ecology. There are 3 badger setts on the airfield
- Nearby Ockham is a conservation area
- There is an air Traffic beacon at Wisley used for stacking aircraft approaching Heathrow. It is due to be replaced in 2018 but is still an obstacle.
- There are extensive rights of way across the airfield.
- How will access be obtained to the A3?
- Lighting will be required on the proposed development which will be seen for miles around.

Tim Harrold suggested that letters were written to Stephen Mansbridge raising the above points and explaining that Cllr Garrett was unable to represent Ripley. Sir Paul Beresford MP had also indicated a willingness to get involved with protecting the Green Belt so he could be approached too.

The Green Belt and Countryside Study produced by Pegasus for the Borough Council had been shown to contain a number of errors. An amended version was now available.

Cllr Cliff reported that she had visited the Talbot Hotel to look at the proposed plans for the former Wisley Airfield. She had raised the problem of access and increased traffic movements in Ripley and was informed by the developers that the road agreed for the composting site would be used for access and that traffic lights would be installed at the Newark Lane / High Street junction. Highways have told the parish council in the past that this junction was not suitable for traffic lights.

Cllr Cliff also expressed disappointment that the walkabout of the village with the Borough Council Conservation officer and a consultant architect, which took place 18-20 months ago, had not been followed up with a report.

Tim Harrold concluded by urging everyone to get involved with the 12 week consultation on the Local Plan which begins on 1<sup>st</sup> July 2014. If there are enough comments the plan will have to be redrawn before it goes before the planning inspector for approval.

Cllr Cliff thanked Tim Harrold for his most informative and interesting talk.

The meeting closed at 9.20pm.

Signed:

Date: