

RIPLEY PARISH COUNCIL

MINUTES OF THE PLANNING GROUP MEETING HELD ON MONDAY 28th MAY 2012 AT 6.00PM IN THE PARISH COUNCIL OFFICE

Present

Cllr Richard Ayears (Chairman)
Cllr Jennie Cliff
Cllr Caspar Hancock
Cllr Vernon Wood
Cllr Suzie Powell-Cullingford

Alison Jones Clerk to the Council 2 members of the public

Apologies

Cllr Lisanne Mealing

PG 101/11 Disclosure of interests

Name of Councillor	Planning Application No.	Subject	Type of interest	Reason
Jennie Cliff	12/P/00732	Valentines Farm	Personal	Husband is an allotment holder
Caspar Hancock	12/P/00732	Valentines Farm	Personal	Allotment holder

PG 1/12 Minutes of the meeting held on Tuesday 8th May 2012

The minutes of the meeting held on Tuesday 8th May 2012 were received, confirmed and signed as a true and correct record by Councillor Ayears.

PG 2/12 Consideration of planning applications

The Planning Group considered the following planning applications, formulated the following observations and **RESOLVED: That the agreed comments of the Planning Group be forwarded to Guildford Borough Council and reported to the next Ripley Parish Council meeting scheduled to be held on Thursday 21st June 2012.**

12/P/00732

Location: Valentines Farm, Rose Lane, Ripley GU23 6NE

Proposal: Provide raised bedding for planting scheme approved under application 08/P/02011 (allowed under appeal 29/10/2009)

Contact: Katie Williams 01483 444640 katie.williams@guildford.gov.uk

Ripley Parish Council welcomes the planting at Valentines Farm but objects to the proposed trees to be planted along the boundary with the parish council allotments by the parking bays i.e. lime, field maple, red oak, sweet chestnut and evergreen oak. These trees will cast significant shade over the allotments in due course and so the parish council would recommend a native species mixed hedge on this boundary also. The Borough Council has invested in various improvements to the allotment site through the

grant aid scheme. It would be money wasted if the quality of the site is reduced through excessive shading in the future.

12/P/00793

Location: Land to the rear of Long Acres, Portsmouth Road, Ripley GU23 6EJ

Proposal: Erection of a 5 bedroom detached dwelling

Contact: Gill Salisbury 01483 444618 gill.salisbury@guildford.gov.uk

Ripley Parish Council has no objections to the innovative design and low visual impact of this new development. However, although this site has seen previous development linked to its former use as a boarding kennel, the parish council has concerns that the development may be within the Green Belt and if so would object to the proposals.

12/P/00794

Location: Bentinck House, Portsmouth Road, Send GU23 6AE

Proposal: Two storey front extension, part two storey, part single storey rear extension including increase in roof height and new entrance porch.

Contact: Fiona Farrand 01483 444652 fiona.farrand@guildford.gov.uk

Ripley Parish Council has no objection to these extensions.

12/P/00820

Location: Abbotsford, High Street, Ripley GU32 6AE

Proposal: Demolition of existing double garage shared by Ripley Police Station and Abbotsford and replacement with a new single new build garage for Abbotsford.

Contact: Matthew Harding 01483 444673 matthew.harding@guildford.gov.uk

Ripley Parish Council has no objection to the replacement single garage which will be an improved building more in keeping with the area. Please note that there is a discrepancy in the dimensions of the garage between the proposed garage plan (3000mm) and the Site dimension plan (3250mm).

12/P/00824

Location: Studio, Brook Lane, Send Woking GU23 7EH

Proposal: Proposed loft conversion with dormer window and two roof lights to rear.

Contact: Katie Williams 01483 444640 katie.williams@guildford.gov.uk

Ripley Parish Council has no objection to the proposed loft conversion.

12/P/00873

Location: Bentinck House, Portsmouth Road, Send GU23 6AE

Proposal: Retention of 2 metre high wooden shiplap fencing around the boundary with concrete posts and gravel boards.

Contact: Fiona Farrand 01483 444652 fiona.farrand@guildford.gov.uk

Ripley Parish Council has no objection.

PG 3/12 White Hart Court amended plans

12/P/00359 & 12/P/00360

Location: White Hart Court and adjacent car park, White Hart Meadows, Ripley
Proposal: Full & Conservation Area consent for demolition of White Hart Court and redevelopment of the site and adjacent unmade temporary public car park to accommodate a replacement 60 space permanent car park and 45 dwellings, comprising a mix of 1 and 2 bed apartments and 2, 3 and 4 bed houses, including 2 two bed bungalows, together with associated highway and landscaping works.

Contact: Joanna Bell 01483 444651 joanna.bell@guildford.gov.uk

Deadline for comments: 25th May 2012.

The amendments include the removal of the balconies on the buildings housing units 12-18 and 38-45 and the addition of dimensions to the floor plans.

It was **RESOLVED: That the amendments to the plans for White Hart court be noted.**

PG 4/12 Planning Appeal Inspectorates Reference APP/Y3615/A/12/2175207/NWF

12/P/00096 Pond Cottage, Portsmouth Road, Ripley GU23 6EW

Proposal: Two storey rear extension and single storey front extension with cat slide roof over.

The appeal will be dealt with by way of written representations.

Deadline for comment: 14th June 2012

Ripley Parish Council did not object to the original application.

PG 5/12 DATE OF THE NEXT MEETING

Monday 18th June 2012 at 6.00pm at Parish Council Office.

The meeting closed at 6.55pm

Signed:

Date: