

RIPLEY PARISH COUNCIL

MINUTES OF THE PLANNING GROUP MEETING HELD ON MONDAY 2nd APRIL 2012 AT 6.00PM IN THE VILLAGE HALL ANNEX

Present

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

Alison Jones Clerk to the Council

Approximately 50-60 members of the public attended the open session from 6.00 to 7.00pm in order to give their views to the committee on the proposed development at White Hart Court. The formal part of the meeting commenced at 7.10pm following a 15 minute break.

Apologies

None

PG 90/11 Disclosure of interests

Name of Councillor	Planning Application No.	Subject	Type of interest	Reason
None				

PG 91/11 Minutes of the meeting held on Monday 12th March 2012

The minutes of the meeting held on Monday 12th March 2012 were received, confirmed and signed as a true and correct record by Councillor Ayears.

PG 92/11 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 19th April 2012.**

12/P/00359 & 12/P/00360 Conservation Area Consents

Location: White Hart Court and adjacent car park, White Hart Meadows, Ripley GU23
Proposal: Full and 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

Ripley Parish Council supports the planning application for the development of White Hart Court but has the following concerns:

1. that low intensity, low level lighting should be used wherever possible to reduce the impact on neighbours gardens;
2. that there needs to be more screening of the site with mature native trees along the north and northeast boundaries of the site to prevent overlooking of High Street properties;
3. that further options should be looked at to increase the number of parking spaces in the public car park;
4. that any section 106 agreement includes funds to be made available for a traffic survey at the junction of Rose Lane with the High Street with a view to making highway improvements to ease traffic flow.

12/P/00451

Location: 2 Orchard Cottages, Grove Heath Road, Ripley GU23 6EU
Proposal: Part two storey/part single storey rear extension
Contact: Fiona Farrand 01483 444652 fiona.farrand@guildford.gov.uk

Ripley Parish Council has no objection to the proposed extension but has concerns regarding the weather board finish. Rat trap bond finished brickwork to match the existing building is preferred.

12/T/00059

Location: 17 Rose Lane, Ripley GU23 6NE
Proposal: Oak tree on land to the rear of 17 Rose Lane – lop off branch that overhangs summerhouse by 7 metres (23 feet) (Ripley Conservation Area)
Contact: Joanna Bell 01483 444651 joanna.bell@guildford.gov.uk

Ripley Parish Council has no objection to this work providing it is carried out by an approved tree surgeon.

It was **RESOLVED: That the agreed comments of the Planning Group be forwarded to Surrey County Council and reported to the next Ripley Parish Council meeting scheduled to be held on Thursday 19th April 2012.**

PG93/11 PLANNING APPEAL

Inspectorate's Ref: APP/Y3615/A/12/2172369/NWF

Location: 113 Georgelands, Ripley GU23 6DQ
Proposal: Erection of a two storey detached 2 bed dwelling and bin store with new access together with a revised access for 113 Georgelands, Ripley.
Contact: Fiona Farrand 01483 444652 fiona.farrand@guildford.gov.uk

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

Ripley Parish Council supports this planning application as it is for a small dwelling on an appropriate site.

PG 94/11 DATE OF THE NEXT MEETING

Monday 16th April 2012 at 6.00pm at Parish Council Office.

The meeting closed at 7.45 pm

Signed:

Date: