

RIPLEY PARISH COUNCIL

**MINUTES OF THE PLANNING GROUP MEETING HELD ON MONDAY 16th APRIL 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

Apologies

Cllr Lisanne Mealing

PG 95/11 Disclosure of interests

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

PG 96/11 Minutes of the meeting held on Monday 2nd April 2012

The minutes of the meeting held on Monday 2nd April 2012 were received, confirmed and signed as a true and correct record by Councillor Ayears.

PG 97/11 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/00547& 12/P/00548

Location: Ryde Farm, Hungry Hill Lane, Ripley GU23

Proposal: Application to extend the time limit for the implementation of 08/P/01419 approved on 24/03/09 for extensions and alterations to the courtyard buildings comprising single storey extension to the east wing following removal of kennels, oil tank and modern addition, new entrance building and link corridor to connect the three wings and infill extension to the south wing, single storey extension to the west wing and replace existing double garage with new double garage with storage over (as amended by plans received 14/01/09 and on 23/02/09)

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

Ripley Parish Council has no objection to the extension of the time limit.

12/P/00559

Location: 23 Wentworth Close, Ripley GU23 6DB

Proposal: Two storey/single storey front, side and rear extension, conversion of integral garage into habitable space and erection of front porch.

Contact: Carolyn Preskett 01483 444041 carolyn.preskett@guildford.gov.uk

Ripley Parish Council objects to the disproportionate size of the extensions and their proximity to the boundary of the neighbouring property. It is the parish council policy to promote a range of property size in the village and to encourage the retention of 3 bedroom properties.

12/P/00566

Location: Ripley Court Cottage, Rose Lane, Ripley GU23 6NE

Proposal: Erection of a garage to rear

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

Ripley Parish Council objects to the retrospective planning application for the erection of a garage to the rear of Ripley Court Cottage, a listed building. The view of the garage and outbuilding from the road was minimal before work began. The design of the roof to the garage is overbearing in the street scene and has a detrimental impact on the listed building and the conservation area. The parish council has concerns that the existing plans may not be a fair representation of the outbuildings before work began and would welcome discussion with a conservation officer at the site.

12/P/00587

Location: Dunsborough Farm Cottage

Proposal: Proposed use of barn for ancillary living accommodation

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

Ripley Parish Council has no objection to the conversion of this building to a dwelling but is concerned that no encroachment onto the Green takes place either through parking or the creation of a new access point across the grass verge. There are various issues of encroachment taking place all around the Green which Surrey County Council as owners of the Green are concerned about. The Parish Council recommends that Robert MacDonald at Surrey County Council Estates Planning and Management is consulted.

12/P/00600

Location: Titan Sheds (formerly Barratts Garden Centre), Portsmouth Road, Ripley

Proposal: Installation of TX50 TrashX Industrial Waste Incinerator within the factory space. New flue to extend approximately 1350mm above existing roof line.

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

Ripley Parish Council has no objection to this planning application providing the emissions comply with environmental standards and that the views of those living in close proximity to the site are given due weight.

PG 98/11 Land at Wisley Airfield, Near Ockham, Surrey

SCC Ref 2012/0034/SJ

Proposal: A fully enclosed in-vessel composting facility with a new vehicular/pedestrian access from the A3 Ockham roundabout comprising a new site access road, with a bridge over the stream to a purpose built enclosed composting building, ancillary staff building and vehicle parking for staff/visitors together with landscape mounding and planting, and an attenuation pond;

without compliance with condition 10 of Appeal decision APP/B3600/A/09/2098568 to allow the phased construction of the site access; alterations to the A3 south bound slip road; and the Ockham roundabout.

Case Officer: Stephen Jenkins 020 8541 9424
Deadline for comment: 26th April 2012

Ripley Parish Council has no objection to the phased construction of the site access, alterations to the A3 south bound slip road and the Ockham roundabout. However the council asks the developer to ensure that construction vehicles do not use the B2215 through Ripley.

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.**

PG 99/11 Decision: Land at Jury Farm, Ripley Lane KT24 6JT

SCC Ref 2011/0129/AM GU11/P/01909

Proposal: Infilling of redundant slurry lagoon with approximately 30,000 cubic metres of inert waste for restoration to arable farm land.

Planning permission has been granted subject to conditions.

PG 100/11 DATE OF THE NEXT MEETING

Tuesday 8th May 2012 at 6.00pm at Parish Council Office.

The meeting closed at 6.50 pm

Signed:

Date: