

RIPLEY PARISH COUNCIL

MINUTES OF THE PLANNING GROUP MEETING HELD ON MONDAY 30th JULY 2012 AT 6.00PM IN THE PARISH COUNCIL OFFICE

Present

Cllr Richard Ayears (Chairman)
Cllr Vernon Wood
Cllr Caspar Hancock
Cllr Jennie Cliff

Alison Jones Clerk to the Council 2 members of the public

Apologies

Cllr Lisanne Mealing
Cllr Suzie Powell-Cullingford

PG 17/12 Disclosure of interests

Name of Councillor	Planning Application No.	Subject	Type of interest	Reason
Jennie Cliff	12/P/01173	The Courtyard (former Suzuki Garage)	Personal	Neighbour

PG 18/12 Minutes of the meeting held on Monday 9th July 2012

The minutes of the meeting held on Monday 9th July 2012 were received, confirmed and signed as a true and correct record by Councillor Ayears.

PG 19/12 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 13th September 2012.**

12/P/01148 and 12/P/01134

Location: Land adjoining Wyllie and Mar, High Street, Ripley GU23 6AY

Proposal: Conservation consent for demolition of various outbuildings and redevelopment to provide 8 dwelling houses and ancillary car parking following demolition of various outbuildings, with shop frontage on High Street to remain

Contact: Helen O'Connell 01483 444675 helen.oconnell@guildford.gov.uk

Ripley Parish Council has no objection to the overall concept of the planned development but has the following concerns regarding:

- the loss of local employment and services to the village through demolition of the outbuildings
- the probable increase in vehicle movements in and out of the development at peak times and the difficult sight lines on the left on exit

- the effect on pedestrians walking along the High Street of increased traffic because of the blind corner caused by the shop front
- the existing properties which may be overlooked by the upper level dormer and gable windows
- the dormer windows which are out of proportion with the older properties in the conservation area.

12/P/01173

Location: 1 The Court Yard Woking GU23 6BQ (Former Suzuki Garage site)

Proposal: Change of use of units A and B from B1 office to residential forming 2 no. 2 bedroom cottages

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

Ripley Parish Council objects to the change of use from B1 offices to residential because of the loss of small commercial buildings from the mixed development and from the village as a whole. The change of use will increase the need for overnight parking and parking at the weekends within the development.

The Parish Council regrets that the Borough Council has not sent details of the change of use to those in Newark Lane who commented on the original plans (10/P/01088 Suzuki Town and Country Cars Garage) despite informing the planning department of the error.

The Parish Council believes that this application should be a retrospective planning application as it has been advised that the offices have already been converted to residential dwellings.

12/P/01112 (amended application)

Location: 39 Georgelands, Ripley Woking GU23 6DF

Proposal: Single storey rear extension

Contact: Helen O'Connell 01483 444675 helen.oconnell@guildford.gov.uk

Ripley Parish Council has no objection to the amended plans for this extension.

12/T/00141

Location: Chapel Farmhouse, 20 Rose Lane, Ripley GU23 6NE

Proposal: T1 Holly: Fell T3 Dead tree (Laburnam anagyroides?): Fell T4 True Service Tree: Tidy up broken limb T5 Locust Tree: Fell T6 Blue Atlas Cedar: Selective tip reduction and thinning throughout entire tree to reduce wind resistance and weight burden on heavy limbs T7 2 Apple trees: Reduction and restructuring of crowns T8 2 Leyland Cypress: Reduce crowns by 30%. T9 Silver Birch: Raise crown to approximately 8 ft. (Ripley Conservation Area).

Contact: Chris Gent 01483 444470 christopher.gent@guildford.gov.uk

Ripley Parish Council is happy to follow the advice of the Borough Council arboriculturalist regarding of the work to be done on the trees but would like those which are felled to be replaced nearby with appropriate native species.

PG 20/12 PLANNING FOR TRAVELLER SITES

It was RESOLVED that discussion of the request from Guildford Borough Council planning department to inform them of any possible available land that could be considered for traveller pitches be deferred until the next planning meeting on 20th August.

PG 21/12 DATE OF THE NEXT MEETING

Monday 20th August 2012 at 6.00pm at Parish Council Office.

The meeting closed at 7.10pm

Signed:

Date: