

## RIPLEY PARISH COUNCIL

### MINUTES OF THE PLANNING GROUP MEETING HELD ON MONDAY 20<sup>th</sup> AUGUST 2012 AT 6.00PM IN THE PARISH COUNCIL OFFICE

#### Present

Cllr Richard Ayears (Chairman)  
Cllr Vernon Wood  
Cllr Jennie Cliff  
Cllr Lisanne Mealing

Alison Jones Clerk to the Council 2 members of the public

#### Apologies

Cllr Suzie Powell-Cullingford

#### **PG 22/12 Disclosure of interests**

Name of Councillor	Planning Application No.	Subject	Type of interest	Reason
Jennie Cliff	12/P/01269 & 12/P/01270	Green View and Toad Hall, The Green, Ripley GU23 6AH	Personal	Near Neighbour
Jennie Cliff	12/P/01390	Ripley C of E Infant School, Georgelands, GU23 6DE	Personal	Associate Governor
Richard Ayears	12/p/01390	Ripley C of E Infant School, Georgelands, GU23 6DE	Personal	Associate Governor

#### **PG 23/12 Minutes of the meeting held on Monday 30<sup>th</sup> July 2012**

The minutes of the meeting held on Monday 30<sup>th</sup> July 2012 were received, confirmed and signed as a true and correct record by Councillor Ayears.

#### **PG 24/12 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 13<sup>th</sup> September 2012.**

#### **12/P/01269 and 12/P/01270**

Location: Green View and Toad Hall, The Green, Ripley GU23 6AH

Proposal: Planning application and Conservation Area consent for proposed 2 x3 bed and 1 x 4 bed dwellings, a detached single garage to serve Green View and replacement of boundary fences and walls following demolition of existing bungalows, garages and outbuildings.

Contact: Rosie Rivers 01483 444041 rosie.rivers@guildford.gov.uk

**Ripley Parish Council objects to the replacement of the two existing 2 bed bungalows with two 3 bed and one 4 bed houses. This is an increase from 4 to 10 bedrooms and an overdevelopment of the site. It is the parish council policy to discourage extensions which are disproportionate in size and out of keeping with the size of the plot.**

**The planned houses will be over imposing in both height and depth. There are no properties of 4 floors located in the vicinity and this would not be in keeping with the conservation area. The height of the proposed buildings together with the depth of the buildings will result in a loss of sunlight to surrounding properties and overlooking of gardens.**

**The plot is inappropriate for the size of the proposed buildings. 2 houses built on the footprint of the existing bungalows would appear to be more suitable. The parish council supports the Conservation officer's comments regarding the excessive number of roof lights.**

**The Parish Council is concerned that the artificial lowering of the ground level to accommodate the development will have impact on the neighbouring properties regarding surface water drainage and have a possible impact on other drainage. This site has, in the past, been a pond and the surviving culverts which run adjacent to the property are fragile, in poor condition and often overloaded.**

**The parish council is also concerned that the rear access to the property is narrow and, with the old drainage pipes beneath, is unsuitable for heavy lorries removing the waste from the demolition and bringing in new materials.**

**The parking provision shown on the plans may not be available as drawn because the access as shown on the plans does not reflect the actual position and the use of the track may be reliant upon permission from neighbours which may not be given. No vehicular access is available from the Green.**

#### **12/P/01360**

Location: One Stop Community Stores Ltd, 40 High Street, Ripley GU23  
Proposal: New external illuminated fascia sign together with window graphics  
Contact: Helen O'Connell 01483 444675 helen.oconnell@guildford.gov.uk

**Ripley Parish Council objects to the new external fascia sign and window graphics which are already in situ. Therefore this is a retrospective planning application. The window graphics and the boldness of the sign are inappropriate in the Ripley Conservation Area.**

#### **12/P/00315 amended plans**

Location: Land at Depot 46, Redhill Road, Cobham KT11  
Proposal: Consultation from Surrey County Council for the construction of a small scale biomass plant for the generation of some 2.5 megawatt of electricity an hour (MWe/hr) for export to the National Grid using some 30,000 tonnes of imported waste wood per annum; with the erection of a fuel handling and storage building of 36 x 36 metres; a power generation building of 54 x 20 metres with a 24.5 metre high stack; 10 no parking spaces; weighbridge and associated infrastructure; all on a site of approximately 0.73ha.  
Contact: Katie Williams 01483 444640 katie.williams@guildford.gov.uk

The amendments appear to consist of additional information regarding air quality and an amphibian survey.

**Ripley Parish Council strongly objects to these plans for a small scale biomass plant which include a highly intrusive building and will result in a very high level of traffic movements to and from the site.**

#### **12/P/01390**

Location: Ripley Church of England Infant School, Georgelands, Ripley GU23 6DE

Proposal: Single storey extension to create new WC.

Contact: Chris Gent 01483 444470 [planningenquiries@guildford.gov.uk](mailto:planningenquiries@guildford.gov.uk)

Insufficient councillors were present to discuss this application as 2 councillors had declared a personal interest in this planning application. An extension to the consultation response time limit will be requested

#### **PG25/12 NEWARK LANE SEWAGE WORKS**

Cllr Hancock was not available to express his concerns about trees shading the newly installed solar panels at Newark Lane sewage works. It was pointed out that the trees were in an adjacent field and so permission from the owner would need to be obtained to carry out any crown reduction or felling of the trees.

**It was RESOLVED that the installation of solar panels at Newark Lane sewage works be noted.**

#### **PG 26/12 PROPOSED STOPPING UP OF HIGHWAY AT POLICE STATION, HIGH STREET, RIPLEY**

Objections to the stopping up of the lay by outside the former police station in Ripley could be received by the Secretary of State up to 7<sup>th</sup> September 2012. Members were reminded that the plans for the development of the former police station site which had shown the stopping up of the Highway had been considered by the planning committee on 8<sup>th</sup> May 2012. No objection had been raised then to the stopping up of the Highway.

**It was RESOLVED that the stopping up of the Highway at the former Police Station, High Street, Ripley in accordance with planning application 12/P/00713 be noted.**

#### **PG27/12 LAND AT WISLEY AIRFIELD, NR OCKHAM, SURREY**

##### **12/P/00533 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.

The application to allow phased construction of the site access is approved. The permitted development will begin before 8<sup>th</sup> March 2013.

**It was RESOLVED that the approval of the phased construction of the site access to the land at the former Wisley Airfield be noted.**

## **PG 28/12 ENFORCEMENT ISSUES**

Members received a report from the parish clerk on the actions being taken by Guildford Borough Council regarding planning enforcement at Broadway Barn and the former Stansfield site.

**It was RESOLVED That**

- a) a letter be written to planning enforcement urging them to ensure that the dormer window at Broadway Barn is put back to its original size;**
- b) the position regarding the replacement of the tiles on the front of the new cottages at the former Stansfield site be monitored and information requested from the enforcement officers as appropriate.**

## **PG 29/12 PLANNING FOR TRAVELLER SITES**

Using a map of the parish, members considered the request from Guildford Borough Council planning department to inform them of any possible available land that could be considered for traveller pitches, as agreed at the parish council meeting held on 21<sup>st</sup> June Minute 39/12. (Copy attached to record minutes). Circulation of the letter on the Ripley Grapevine and information circulated in Select Local had elicited only one response

Members identified pieces of land owned by the Parish Council, Borough Council and County Council. None of these would be available or suitable for use as Traveller sites. A long discussion took place about the value of the exercise with Cllr Jennie Cliff expressing her strong reservations.

**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 continued at the next planning meeting on 10<sup>th</sup> September.**

## **PG 30/12 DATE OF THE NEXT MEETING**

Monday 10<sup>th</sup> September 2012 at 6.00pm at Parish Council Office.

The meeting closed at 7.45pm

Signed:

Date: