

RIPLEY PARISH COUNCIL

MINUTES OF THE PLANNING GROUP MEETING HELD ON MONDAY 1st OCTOBER 2012 AT 6.00PM IN THE PARISH COUNCIL OFFICE

Present

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

Alison Jones Clerk to the Council 1 member of the public

Apologies

Cllr Jennie Cliff Cllr Lisanne Mealing

PG 37/12 Disclosure of interests

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

PG 38/12 Minutes of the meeting held on Monday 10th September 2012

The minutes of the meeting held on Monday 10th September 2012 were received, confirmed and signed as a true and correct record by Councillor Ayears.

PG 39/12 White Horse Lane

Members received a proposal from Riverdore Ltd for a small residential development in White Horse Lane following the demolition of existing commercial buildings. 2 schemes were examined each with combinations of 4 houses with mainly 3 or 4 bedrooms.

Members expressed concern at the further loss of commercial property in the village and the size of the houses. The possibility of a mixed development of commercial and residential property was raised.

PG 40/12 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 18th October 2012.**

12/P/01523 & 12/P/01524

Location: Ebenezer Baptist Chapel, Newark Lane, Ripley

Proposal: Demolition of existing external W.C. attached to chapel and demolition of existing outbuilding and boundary wall with The Hollies, 59 Newark Lane. Single storey extension to chapel lobby to provide disabled W.C., provision of external access W.C. in part of existing vestry with "mini kitchen" and new door from vestry into chapel. Provision of new boundary wall with The Hollies including new outbuilding incorporating store, external W.C. and small kitchen.

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

Ripley Parish Council has no objection to this planning application.

12/P/01562

Location: Thomas Ford and Sons, High Street, Ripley GU23 6AF

Proposal: Change of use from first floor office to a two bedroomed flat and insertion of four conservation roof lights to pitched roof.

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

Ripley Parish Council strongly objects to the proposed change of use of the first floor office to a residential dwelling. Ripley had recently seen a significant loss of small commercial premises within the village. The parish council is concerned that Ripley remains a sustainable community and wishes to promote the retention of business opportunities for the local community. (NPPF Ch 3)

SCC Ref 2012/0140/EP

Location: Jury Farm, Ripley Lane, East Horsley, Leatherhead, Surrey KT23 6JT

Proposal: Details of a scheme to provide lateral cut off trenches across the infill led lagoon areas; temporary traffic signals and proposed signage; and a method statement detailing the methods and result of the water testing, drainage and subsequent treatment of the waste water in the lagoon have been submitted pursuant to Conditions 5,6 and 12 of planning permission GU11/01909 dated 3 April 2012 for the infilling of a redundant slurry lagoon with approximately 3,000 cubic metres of inert waste for restoration to arable farmland.

Contact: Emma Pearman 020 8541 8076

The main issues in this case are whether the information submitted is sufficient in detail and quality to discharge the conditions above.

Ripley Parish Council does not feel equipped to comment on the technical issues raised by this planning application but is concerned that the proposed traffic lights will cause significant traffic management issues during the period of operation. The proximity of the traffic lights to a blind bend which is prone to flooding may cause problems.

12/T/00180

Location: Pharsafer House, White Hart Meadows, Ripley GU23 6ND (Octagon House)

Proposal: Oak Tree – Remove dead wood, one low branch and reduce selected lateral branches by up to 3m. (Ripley Conservation Area)

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

Ripley Parish Council has no objection.

12/T/00181

Location: The Georgian House, High Street, Ripley GU23 6AF

Proposal: T1/T2 – 2 lime trees to be reduced and shaped by up to 2.5 metres all over. G1 – hornbeams to have their height reduced down to the level of the warehouse gutter creating a line (Ripley Conservation Area).

Contact: John Busher 01483 444634 john.busher@guildford.gov.uk

Ripley Parish Council has no objection.

PG 41/12 PLANNING ENFORCEMENT

Members noted that a complaint had been received regarding the laying of electricity cable along the track to Valentines Farm, off Rose Lane. This had been passed on to Guildford Borough Council planning enforcement who had visited the site. No breach of planning laws was taking place.

No further information was available regarding other enforcement issues in the village.

It was RESOLVED: That

- a) the laying of electricity cable to Valentines Farm be noted;**
- b) an update on current enforcement actions and intended actions to resolve disputes in the parish be requested.**

PG 42/12 RESIDENTIAL DEVELOPMENT

Members received and considered the reply from Guildford Borough Council to the parish council request for a meeting to discuss the number of planning applications in the village which proposed that residential development replaces commercial buildings.

It was RESOLVED: That a request be made to Guildford Borough Council planning officers and conservation area officers to bring forward the conservation area appraisal so that the parish council perspective on development within the village can be discussed as soon as possible.

PG 43/12 DATE OF THE NEXT MEETING

Monday 22nd October 2012 at 6.00pm at Parish Council Office.

The meeting closed at 7.05pm

Signed:

Date: