

## RIPLEY PARISH COUNCIL

### MINUTES OF THE PLANNING GROUP MEETING HELD ON MONDAY 12<sup>th</sup> NOVEMBER 2012 AT 5.45PM IN THE VILLAGE HALL ANNEX

#### Present

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

Alison Jones Clerk to the Council

Richard Potts and colleague from Cala Homes South Ltd, Andrew Black PRP  
5 members of the public

#### Apologies

None

#### **PG 44/12 Disclosure of interests**

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

#### **PG 45/12 Minutes of the meeting held on Monday 1<sup>st</sup> October 2012**

The minutes of the meeting held on Monday 1<sup>st</sup> October 2012 were received, confirmed and signed as a true and correct record by Councillor Ayears.

#### **PG 46/12 Former Highland Nurseries, Portsmouth Road**

Richard Potts, Land Director at Cala Homes South explained that the current owner of the land at the former Highland Nurseries was looking to sell the land for development as the site was no longer viable as a plant nursery. He asked for direction as to what kind of residential development would be likely to be acceptable to the parish. Andrew Black from PRP Architects explained that the site could support between 5 and 15 large detached homes.

Various councillors expressed a need for smaller properties suitable for young people and their families in the parish. There were many pieces of land being developed at present in the parish so any further development would not necessarily be welcome.

The chairman explained that a housing survey was being planned for January 2013. This will give a picture of the type, size and style of property needed in the parish and help provide evidence for the formation of a neighbourhood plan. It was recommended that Cala homes come back with outline proposals in 6 months which can be considered in the light of this information.

#### **PG 47/12 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 15<sup>th</sup> November 2012.

Tree applications considered prior to the meeting.

**12/T/00191**

Location: 8 Church Row, High Street, Ripley GU23 6BG  
Proposal: T1 Gleditsia spp. – Fell as tree has outgrown its location. Roots have lifted the path and are causing a trip hazard. (Ripley Conservation Area).  
Contact: Fiona Farrand 01483 444652 [fiona.farrand@guildford.gov.uk](mailto:fiona.farrand@guildford.gov.uk)

**Ripley Parish Council planning committee has no objection to the planning application to fell a Gleditsia. The committee would welcome its replacement with a native species.**

**12/T/00197**

Location: Ripley Court School, Rose Lane, Ripley, GU23  
Proposal: Fell Cherry (T7), Holly (T10), Willow (T13a), 2 x Ash (T15) and Elm saplings (T24), together with various works to other trees located in the grounds of Ripley court School. (Ripley Conservation Area).  
Contact: John Busher 01483 444634 [john.busher@guildford.gov.uk](mailto:john.busher@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.**

Planning applications considered at the meeting.

**12/P/01726**

Location: Studio, Brook Lane, Send Woking GU23 7EH  
Proposal: Proposed loft conversion with dormer window and two roof lights to rear.  
Contact: Katie Williams 01483 444640 [katie.williams@guildford.gov.uk](mailto:katie.williams@guildford.gov.uk)

**Ripley Parish Council planning committee has no objection to this planning application.**

**12/P/01729**

Location: 37-43 Newark Lane, Ripley GU23 6BS  
Proposal: Removal of condition 22 of planning permission 10/P/00796, approved 16/07/2010, to allow the first occupation of the development without achieving a minimum sustainability rating of level 3 from the code for sustainable homes.  
Contact: Fiona Farrand 01483 444652 [fiona.farrand@guildford.gov.uk](mailto:fiona.farrand@guildford.gov.uk)

**Ripley Parish Council planning committee is keen that all conditions served by the Borough Council on the developer should be complied with prior to first occupation but does not have the knowledge to ascertain whether Condition 22 is inappropriate or not.**

**12/P/01735**

Location: Garage next to 32 Newark Lane, Ripley GU23 6BZ  
Proposal: Proposed two storey two bed. detached cottage with landscaped front parking court and front boundary wall following demolition of existing detached garage.  
Contact : John Busher 01483 444634 [john.busher@guildford.gov.uk](mailto:john.busher@guildford.gov.uk)

**Ripley Parish Council planning committee has no objection to this planning application for a small 2 bedroom cottage which will be in character with its surroundings and an improvement on the existing garage buildings.**

**12/P/01754**

Location: Lutidine House and overspill car park on land adjacent to 63 Newark Lane, Ripley GU23 6BS

Proposal: Proposed erection of three two storey 3 bed. Dwellings with ancillary garages, parking spaces and landscaping on overspill car park and formation of additional parking spaces at Lutidine House.

Contact: Helen O'Connell 01483 444675 [helen.oconnell@guildford.gov.uk](mailto:helen.oconnell@guildford.gov.uk)

**The developer met with the previous Ripley Parish Council planning committee back in June 2010 and has taken on board many of the comments made at the time. The parish council is not against residential development on the site. However the current planning committee objects to this planning application as an overdevelopment of the site. Previously, until the 1960s, there were 2 cottages on this site and the planning committee would welcome a similar sized development. The current design will, in the opinion of the planning committee lead to adjacent properties being overlooked. The site has an important visual impact as you enter the village from Newark Lane but the drawings supplied are insufficient for the committee to make a valid comment on its design. The planning committee recommends further consultation with the conservation officer to ensure the design enhances the character of the village. The difficulties concerning parking at the beginning and end of school will increase once the site is developed with Wentworth Close already being used for additional parking from Lutidine House on occasion.**

**12/P/01783**

Location: 7 Heath Mews, Ripley GU23 6EH

Proposal: Proposed conversion of conservatory to brick built living room extension.

Contact: Katie Williams 01483 444640 [katie.williams@guildford.gov.uk](mailto:katie.williams@guildford.gov.uk)

**Ripley Parish Council planning committee has no objection to this planning application.**

**12/P/01802**

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

Proposal: Retention of steel cantilever racking to rear of factory site.

Contact: Katie Williams 01483 444640 [katie.williams@guildford.gov.uk](mailto:katie.williams@guildford.gov.uk)

**Ripley Parish Council planning committee objects to this retrospective planning application and recommends that the steel cantilever racking is restricted to 2 layers and does not protrude above the fence height (3 metres) so that it is not visible to adjoining properties.**

**12/P/01804**

Location: Ripley Court School, Rose Lane, Ripley

Proposal: Proposed demolition of a two storey music studio and practice building (Old Dining Block) and a single storey teaching block (Orchard Block) and replacement with a new single storey teaching building to provide classrooms and music studio. Conservation area consent for the proposed demolition of a two storey music studio and practice building (Old Dining Block) and

a single storey teaching block (Orchard Block) and replacement with a new single storey teaching building to provide classrooms and music studio.

Contact: John Busher 01483 444634 [john.busher@guildford.gov.uk](mailto:john.busher@guildford.gov.uk)

**Ripley Parish Council planning committee has no objection to this planning application but would recommend the planting of native trees along the boundary of Rose Lane replacing those of no worth to provide additional natural screening.**

#### **PG 48/12 PLANNING ENFORCEMENT**

Members noted that an update on current planning enforcement cases and closed cases had been received and circulated. The recent widening of the track to Valentines Farm from Rose Lane has been reported.

**It was RESOLVED: That the update for Guildford Borough Council planning enforcement be noted.**

#### **PG 49/12 DATE OF THE NEXT MEETING**

Monday 3<sup>rd</sup> December 2012 at 6.00pm at Parish Council Office.

The meeting closed at 7.00pm

Signed:

Date: