

RIPLEY PARISH COUNCIL

MINUTES OF THE PLANNING GROUP MEETING HELD ON MONDAY 3rd DECEMBER 2012 AT 6.00PM IN THE PARISH COUNCIL OFFICE

Present

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

Alison Jones Clerk to the Council

1 member of the public

Apologies

Cllr Jennie Cliff

PG 50/12 Disclosure of interests

Name of Councillor	Planning Application No.	Subject	Type of interest	Reason
Cllr Powell-Cullingford	12/P/01939	Homewood Farm	Non-pecuniary	Personal friend
Cllr Ayears	12/P/01948	Ripley Primary School	Non-pecuniary	School governor
Cllr Mealing	12/P/01995	April Cottage	Non-pecuniary	Personal friend
Cllr Mealing	12/P/01939	Homewood Farm	Pecuniary	Client of MDM Financial Services

PG 51/12 Minutes of the meeting held on Monday 12th November 2012

The minutes of the meeting held on Monday 12th November 2012 were received, confirmed and signed as a true and correct record by Councillor Ayears.

PG 52/12 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 17th January 2013.**

12/P/01870

Location: 3 London House, High Street, Ripley GU23 6AA

Proposal: Change of use from office (B1) to residential accommodation (C3) to facilitate a one bedroom flat.

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

Ripley Parish Council objects to this planning application. The parish council policy is to encourage the retention of small commercial premises and this application will result in the loss of office space suitable for a small business.

12/P/01921

Location: Valentines Farm, Rose Lane, Ripley GU23 6NE

Proposal: Change of use of barns from bespoke use for processing of timber products and the construction of garden building / agriculture to B1 (c) light industrial and ancillary storage.

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

Ripley Parish Council strongly objects to this planning application for change of use to B1 (c) light industrial and ancillary storage. The changes to the barn will affect the openness and character of the Green Belt. This can already be seen by the widening of the access track without approval. There will be an increase in external lighting and in noise which will add to the existing background noise from the A3.

The parish council objects to the changes in vehicle movements and the move to uncontrolled types and number of vehicles entering or exiting the site. Whilst the junction of the track and Rose Lane has acceptable sight lines, Rose Lane becomes narrow and difficult to negotiate due to parked cars towards the centre of Ripley and in particular outside the school. This together with the increased traffic from parents delivering and collecting their children from Ripley Court School at certain times of day raises significant safety issues. In addition there is no footpath along this stretch of Rose Lane so that the increasing number of people walking up the lane to get to the parish allotment site and bowls club will be at increased risk from the unrestricted increased vehicle movements.

The parish council does not object to the current use of Valentines Farm which provides employment for local people but further industrialisation of Valentines Farm and the loss of the agricultural barn will result in a loss of viability for Valentines Farm for agricultural use.

12/P/01939 & 12/P/01940

Location: Homewood Farm, Newark Lane, Ripley GU23 6DJ

Proposal: Full and listed building consents for the conversion of former agricultural building for use as a commercial building (storage and distribution with ancillary offices) (Retrospective application)

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

Ripley Parish Council approves this retrospective application for change of use as the parish council wishes to promote small scale local employment in the parish.

12/P/01948

Location: Ripley Church of England Primary School, Wentworth Close, Ripley GU23 6DE

Proposal: Single storey extension to create an enlargement of the existing staff room to the rear of the school

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

Ripley Parish Council supports this application as detailed.

12/T/00247

Location: Valentines Farm, Rose Lane Ripley GU23 6NE

Proposal: T1, T2 and T3 Holly trees. Fell as trees hang over access track

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

Ripley Parish Council objects to the felling of the 3 holly trees on Ripley Court School land which do not impact on the original line of the access track to Valentines Farm. This track has been widened considerably in recent weeks by the applicant without approval removing all vegetation and leaving the trees exposed. Some branches have already been removed without consent.

12/T/00261

Location: Land adjacent to the towpath of the Wey Navigation around Newark Lock, off Newark Lane, Ripley, Woking GU23
Proposal: Group 1: 4 Alders – Fell as trees are displaying signs of ill health. Group 2: 14 alders – Re-pollard. (Wey Navigation Conservation Area)
Contact: Callum Coyne 01483 444615 e-mail callum.coyne@guildford.gov.uk

Ripley Parish Council supports this work to the trees but recommends that the trees which are felled are replaced with native species.

12/P/01802 (amended plans)

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

As the amendments to the plans are minor the previous comment is still valid:

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/01995

Location: April Cottage, Portsmouth Road, Ripley GU23 6ER
Proposal: Two side dormer windows and a single storey front extension
Contact: Katie Williams 01483 444640 katie.williams@guildford.gov.uk

Ripley Parish Council supports this application being satisfied that no overlooking will occur of neighbouring properties will occur.

PG 53/12 PLANNING ENFORCEMENT

Members Received and considered the December update on current planning enforcement cases and closed cases from Guildford Borough Council.

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

PG 54/12 BURIAL GROUND EXTENSION PRE-APPLICATION ADVICE

Members considered the pre-application advice from Guildford Borough Council regarding the proposed burial ground extension. A number of agencies need to be contacted and reports produced.

It was RESOLVED: That a conservation area tree application be submitted as soon as possible in order to clear the land before nesting begins.

PG 55/12 DATE OF THE NEXT MEETING

Monday 17th December 2012 at 6.00pm at Parish Council Office.

The meeting closed at 7.10pm

Signed:

Date: