

RIPLEY PARISH COUNCIL

**MINUTES OF THE PLANNING GROUP MEETING HELD ON MONDAY 17th 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
Cllr Jennie Cliff

Alison Jones Clerk to the Council

Cllr Colin Cross

Apologies None

PG 56/12 Disclosure of interests

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

PG 57/12 Minutes of the meeting held on Monday 3rd December 2012

The minutes of the meeting held on Monday 3rd December 2012 were received, confirmed and signed as a true and correct record by Councillor Ayears.

PG 58/12 CONSIDERATION OF PLANNING APPLICATIONS

There were no planning applications for consideration by the Planning Committee.

PG 59/12 WHITE HART COURT CAR PARK LEASE

Members received and considered the response by Guildford Borough Council to the queries raised by the parish council regarding the various terms of the lease. The reduction of the rent from £2000 to £1850 was welcomed but further points were raised to be put to the Borough Council.

1. Term: Change to "10 years with option to renew".
2. Rent review: Confirm that the rent agreed at the review after 5 years will be for a further 5 years and not reviewed annually.
3. Trees: The area currently proposed to be under parish council management extends to the boundaries of the White Hart Court site. It includes about 10 large trees and large numbers of smaller trees/bushes. Carrying out appropriate tree inspections and attending to these trees will be a considerable additional expense to the parish council which is receiving no income from the car park. The parish council suggests that the area designated for parish council maintenance should extend no more than 1 metre from the kerbs of the parking spaces.
4. Boundaries: Subject to the comment above, the boundaries of the car park need to be clarified and any fences etc. made good prior to the start of the lease. The ownership of the boundaries needs to be clear.

5. Business Rates: This is another additional expense as under the previous lease the business rates were paid by the Borough Council. What is the likely cost of the business rate for a free village car park?

6. Conditions: What are the provisions of the Parking Order?

It was RESOLVED: That

a) the additional queries regarding the terms of the lease be put to Guildford Borough Council;

b) the decision as to whether to instruct Hedleys solicitors to act on behalf of the Parish Council be deferred until the next meeting.

PG 60/12 GBC TRAINING

Members received a presentation from Councillor Ayears based on the training provided by Guildford Borough Planning on 20th November “Nuts and Bolts” and 4th December “Neighbourhood Planning”. Information was given on the impact of the new National Planning Policy Framework which replaces previous planning legislation and on the process of Neighbourhood planning.

It was RESOLVED: That the training given by Guildford Borough Council on the planning process and Neighbourhood Planning be noted.

PG 61/12 DATE OF THE NEXT MEETING

Monday 7th January 2012 at 6.00pm at Parish Council Office.

The meeting closed at 7.25pm

Signed:

Date: