

RIPLEY PARISH COUNCIL

MINUTES OF THE PLANNING GROUP MEETING HELD ON TUESDAY 8th MAY 2012 AT 6.00PM IN THE PARISH COUNCIL OFFICE

Present

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

Alison Jones Clerk to the Council 4 members of the public

Apologies

None

PG 101/11 Disclosure of interests

Name of Councillor	Planning Application No.	Subject	Type of interest	Reason
Jennie Cliff	12/P/00623 & 12/P/00624	Green View and Toad Hall	Prejudicial	Neighbour
Lisanne Mealing	12/P/00654	April Cottage	Personal	

PG 102/11 Minutes of the meeting held on Monday 16th April 2012

The minutes of the meeting held on Monday 2nd April 2012 were received, confirmed and signed as a true and correct record by Councillor Ayears.

PG 103/11 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 May 2012**

12/P/00623 and 12/P/00624

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

Proposal: Proposed 2 x 3 bed and 1 x 4 bed dwellings, a detached single garage and replacement of boundary fences and walls following demolition of existing bungalows, garages and outbuildings and Conservation Area Consent for demolition of existing 2 bungalows and ancillary garages and outbuildings.

Contact: Gill Salisbury 01483 444618 gill.salisbury@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. No properties of 4 floors are located in the vicinity and this would not be in keeping with the conservation area. The height of the proposed buildings will be higher than that of neighbouring properties and this together with the depth of the buildings will result in a loss of sunlight to surrounding properties and overlooking of gardens.

The PC 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 the possible impact on other drainage.

The plot is inappropriate for the size of the proposed buildings. The parish council recommends that the Conservation officer makes a site visit to assess the impact of the proposed development. 2 houses built on the footprint of the existing bungalows would appear to be more suitable.

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

12/P/00625

Location: Broadway Cottage, High Street, Ripley GU23 6AQ
Proposal: Removal of Condition 3 of planning consent 76/P/01485, as approved 18/01/1977, to allow the continued use of Broadway Cottage as a self-contained residential unit.
Contact: Fiona Farrand 01483 444652 fiona.farrand@guildford.gov.uk

Ripley Parish Council is concerned about the parking provision for Broadway Cottage if it continues to be a self-contained residential unit in view of the pressure on parking in the village.

12/P/00654

Location: April Cottage, Portsmouth Road, Ripley GU23 6ER
Proposal: Two side dormer windows and a single storey front extension.
Contact: Carolyn Preskett 01483 444041 carolyn.preskett@guildford.gov.uk

Ripley Parish Council is concerned that neighbouring properties may be overlooked from the new dormer windows.

12/P/00701

Location: 34 Wentworth Close, Ripley GU23 6DB
Proposal: single storey side extension with new roof on existing rear extension
Contact: Carolyn Preskett 01483 444041 carolyn.preskett@guildford.gov.uk

Ripley Parish Council has no objection to this single storey side extension.

12/P/00713 and 12/P/00714

Location: Ripley Police Office, High Street, Ripley GU23 6AE
Proposal: Erection of three four bedroom dwellings with associated off parking and garden to the rear following demolition of the existing building and conservation consent for demolition of the existing building.
Contact: Joanna Bell 01483 444651 joanna.bell@guildford.gov.uk

Ripley Parish Council objects to the plans for three 4 bed dwellings following demolition of the Police House. The buildings will be higher than the existing building and the majority of neighbouring properties. There are concerns about overlooking of neighbouring properties from the dormer windows.

Three 3 storey dwellings represent an overdevelopment of the site. Two storey three bedroom houses would be more in keeping with other properties in the immediate vicinity within the Conservation Area.

The parish council is concerned that no provision for the house martins that have nested on the building at this location for many years has been included in the design. The old Police house is the last known nesting site locally and the timing of the demolition and the inclusion of nesting sites with placebo nests must be provided. The current nests, while active, are protected under the Wildlife and Countryside Act 1981.

PG 104/11 Planning for Traveller Sites

Members considered a request from Guildford borough Council planning department to inform them of any possible available land that could be considered for traveller pitches. (Copy attached to record minutes). Members discussed the need to assist the Borough Council in identifying area for Traveller pitches in order to prevent unauthorised sites being approved by the planning authorities because of the unmet need.

It was **RESOLVED: That the matter be discussed at the next full council meeting to be held on 17th May 2012.**

PG 105/11 Open spaces and Outdoor Recreation in Ripley Parish.

Members considered a request from Guildford Borough Council planning department for details of Green spaces within the parish to inform the new Local Plan. (Copy attached to record minutes). A map had been supplied which showing open spaces. The boundary of the Green was incorrect and the car park at Newark Mill and the new land purchased by the parish council by West End Cottages needed to be included.

It was **RESOLVED: That the corrections and additions to the map of open spaces in the parish be forwarded to the Borough Council.**

PG 106/11 DATE OF THE NEXT MEETING

Monday 28th May 2012 at 6.00pm at Parish Council Office.

The meeting closed at 7.30pm

Signed:

Date: