

## RIPLEY PARISH COUNCIL

### MINUTES OF THE PLANNING GROUP MEETING HELD ON MONDAY 28th JANUARY 2013 AT 6.00PM IN THE VILLAGE HALL ANNEX

#### 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

Surrey County Councillor Bill Barker 11 members of the public

Apologies None

#### **PG 69/12 Disclosure of interests**

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

#### **PG 69/12 Minutes of the meeting held on Monday 7<sup>th</sup> January 2013**

The minutes of the meeting held on Monday 7th January 2013 were received, confirmed and signed as a true and correct record by Councillor Ayears.

#### **PG 70/12 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 21<sup>st</sup> February 2013.**

#### **12/T/00282**

Location: 63 Newark Lane, Ripley, Woking GU23 6BS

Proposal: Mixed Yew, Berberis and Syringa hedge – reduce height by 1 metre, reduce sides by 20cm and remove yew limbs obstructing garage door opening (Ripley Conservation Area).

Contact: Callum Coyne 01483 444615 [callum.coyne@guildford.gov.uk](mailto:callum.coyne@guildford.gov.uk)

**Ripley Parish Council approves this planning application to reduce the height of the hedge within the Conservation Area.**

#### **12/P/02156**

Location: Wisley North Service Station, Ripley By Pass, Ripley GU23

Proposal: Display of 8.8metres internally illuminated free standing pole mounted sign to replace existing sign approved under 12/P/01064

Contact: Fiona Farrand 01483 444652 [fiona.farrand@guildford.gov.uk](mailto:fiona.farrand@guildford.gov.uk)

**Ripley Parish Council objects to the proposed increase in the height of the illuminated sign to 8.8m. This increase in height is inappropriate and may cause light pollution, visible from properties in Portsmouth Road, High Street and Grove Heath North. The parish council does not object to a replacement sign as previously approved.**

**13/P/00017 and 13/P/00018**

Location: Wyllie and Mar, High Street, Ripley GU23 6AY

Proposal: Planning permission and Conservation Area Consent for part two storey /part single storey rear extension to existing retail premises following demolition of various single storey and two storey elements.

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

The Chairman invited members of the public to express their views to the committee regarding this planning application. The following issues were raised:

- the lack of on site parking provision for both customers and staff
- inaccuracies regarding the width of the access road, ownership of the forecourt in front of Cobham Cottages, the age of Cobham Cottages, the availability of parking on the Green
- noise from the plant room and 3 air conditioning units situated very close to 1 Cobham Cottages and the proposed new houses
- Loss of privacy at 1 Cobham Cottages due to overlooking windows
- Loss of light at 1 Cobham Cottages
- Loss of on street parking while the loading bay is in operation from 7.30am until 10.00am
- Difficult exit from the site for the school run because of poor sight lines and the unloading lorries
- Increased difficulty at the busy junction of the High Street and the Milk Road
- Planning approval for the houses was given on the basis of a design statement which stated that the area behind the shop would be enhanced by the demolition of the workshops and provision of 4 parking spaces.
- Increased noise from possible longer opening hours and the more frequent deliveries required by a supermarket.
- Parking report does not reflect the pressure on parking already experienced by residents and workers in the village which is acknowledged by Guildford Borough Council parking officers.

Mr Alex Wyllie responded that:

- No contract had yet been signed with the Co-Op
- the internal arrangements e.g. the location of the Plant Room and air conditioning units are not fixed
- in his opinion a supermarket will come to Ripley but the location is open for discussion
- Lorries already unload on the High Street so the unloading bay will regularise this arrangement
- There is no change of use as the premises are an existing retail unit
- The extension to 4000 sq ft on the ground floor is ideal for a furniture store or supermarket
- The enlarged shop may house the Post Office in future
- He is willing to compromise

Members agreed the following comments:

**Ripley Parish Council objects to planning applications 13/P/00017 and 13/P/00018 Wyllie and Mar for the following reasons:**

**1. The lack of on-site parking for customers and staff and the loss of parking on the High Street while the unloading bay is in use.**

There is much existing pressure on parking spaces in the village as acknowledged by Guildford Borough Council parking services. Many residents do not have parking at their property and so must park wherever space is available. The car parks on the Green are for their use and for the use of the many visitors to the Green. The parish council is currently working to restrict the escalation in parking on parts of the Green which are not designated as parking areas because of the damage being caused to the grass. The parking plan provided with the application does not accurately describe the problems with parking experienced in Ripley as identified by Ripley Parish Council. Parking on double yellow lines is endemic despite the efforts of the PCSO and parking attendants. The forecourt in front of Cobham Cottages is private land and not available for customer parking. The situation will be exacerbated by the loss of parking spaces when the loading bay is in operation.

**2. The impact to traffic flow at the busy junction of the High Street and the Milk Road opposite Wyllie and Mar.**

This is most likely to cause problems in the morning when lorries will be unloading and parents will be exiting the development of new houses behind the shop for the school run. Site lines are poor on exiting the site. The loading bay will further restrict these sightlines and will reduce the width of the highway during operation at one of the busiest times of the day.

**3. Noise pollution**

There will be continual noise from the refrigeration units in plant room and the 3 air conditioning units which will impact significantly on all adjoining residential properties. If the retail unit becomes a supermarket there will be more frequent deliveries, many in the early morning and therefore an increase in noise affecting the residential properties opposite the site as well as those adjacent to it.

**4. Loss of privacy and Loss of light**

The small historic properties known as Cobham Cottages will suffer a loss of privacy and light as a result of the 2 storey extension with 3 overlooking windows.

**5. Overlap with the previous planning application 12/P/01134 for 8 houses**

Planning application 12/P/00134 for the provision of 8 dwelling houses to the rear of the Wyllie and Mar shop has been approved. However the area of the site in this application overlaps with the area in this new application. The demolition of the workshops at the rear of the shop was included in the first application in order to provide 4 parking spaces for the retail unit and to provide a high quality environment for those living in the new houses. Planning approval was given on this basis. In this new application these parking spaces are removed to make way for the shop extension which extends to the boundary of plot 8. This compromises the basis of the former planning decision and the impact on the environment of the new houses will be detrimental.

**6. Access**

Ripley Parish Council is concerned that the details within the drawings showing the width of the access to the rear of the site may not be as drawn.

**13/P/00008**

Location: Ripley Place, Portsmouth Road, Ripley GU23 6ER

Proposal: Construction of an infill extension with a room in the roof space between house and existing garage, conversion of garage to habitable accommodation and the construction of a new detached garage.

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

**Ripley Parish Council approves this planning application.**

**13/P/00072**

Location: 23 Papercourt Lane, Ripley GU23 6DS

Proposal: Single and two storey rear extension and new conservatory following demolition of existing.

Contact: Rosie Rivers 01483 444041 e-mail [rosie.rivers@guildford.gov.uk](mailto:rosie.rivers@guildford.gov.uk)

**Ripley Parish Council approves this planning application.**

**PG 71/12 LAND AT THE FORMER WISLEY AIRFIELD, NR OCKHAM, SURREY**

**SCC REF 2012/0206/SJ**

Site: Land at the Former Wisley Airfield, Nr Ockham, Surrey

Proposal: Details of various conditions and the submission of various schemes for approval

Applicant: Wharf Land Investments (Jersey) Ltd and The Bank of Scotland plc

Case Officer: Stephen Jenkins 020 8541 9424

**It was RESOLVED: That Ockham Parish Council be contacted and that their recommendations be supported by Ripley Parish Council.**

**PG 72/12 OVERSPILL CAR PARK TO LUTIDINE HOUSE**

Members noted the following comment sent to Guildford Borough Council planning department regarding the amended plans for 12/P/01754 Overspill car park to Lutidine House.

**Ripley Parish Council reiterates its objection to planning application 12/P/01754 Overspill Car park to Lutidine House as detailed in the e-mail to GBC dated 14<sup>th</sup> November 2012. Furthermore, following the submission of the amended plans dated 20<sup>th</sup> November 2012, the Council is disappointed that the aspect of the development, as seen from the approach to the village down Newark Lane, has little architectural value. This site is opposite the distinctive lodges at the entrance to Dunsborough House and at the gateway to the conservation area - as highlighted by those who took part in the conservation Review walkabout on 30<sup>th</sup> November.**

**PG 73/12 PARKING ON THE GREEN**

Members considered a proposal for the restriction of parking on the Green (to the left as you access the Green from Ellwoods Gallery) which can be brought to the full council meeting on 21<sup>st</sup> February for discussion by those affected by the restrictions.

**It was RESOLVED: That the agreed proposal be put to the full council and residents on 21<sup>st</sup> February.**

**PG 74/12 WHITE HART COURT CAR PARK LEASE**

Members received and considered the response by Guildford Borough Council to the further queries raised by the parish council regarding the various terms of the lease.

**It was RESOLVED: That Guildford Borough Council be asked to carry out any immediate remedial action to the trees as required by a survey carried out at parish council expense prior to the parish council assuming responsibility for their maintenance.**

**PG 75/12 DATE OF THE NEXT MEETING**

Monday 18<sup>th</sup> February 2013 at 6.00pm at Parish Council Office.

The meeting closed at 7.00pm

Signed:

Date: