

RIPLEY PARISH COUNCIL

MINUTES OF THE PLANNING GROUP MEETING HELD ON MONDAY 18th FEBRUARY 2013 AT 6.00PM IN THE VILLAGE HALL

Present

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

Alison Jones Clerk to the Council

9 members of the public

Apologies None

PG 76/12 Disclosure of interests

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

PG 77/12 Minutes of the meeting held on Monday 7th January 2013

The minutes of the meeting held on Monday 28th January 2013 were received, confirmed and signed as a true and correct record by Councillor Ayears.

PG 78/12 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 21st February 2013.**

13/P/00134

Location: Land rear of South Cottage, White Horse Lane, Ripley, Woking GU23 6BJ
Proposal: Erection of a detached three bedroom residential dwelling within the garden of existing property (South Cottage)
Contact: John Busher 01483 444634 john.busher@guildford.gov.uk

Ripley Parish Council supports this planning application as the property will not overlook the proposed dwellings at White Hart Court. Please note that block plan, survey of existing and site layout drawings are all marked with a car park on the boundary on the east side of the site. This land is a field which is used as an unofficial car park associated with a local business.

13/P/00177

Location: The White Hart, High Street, Ripley, Woking GU23 6BB (Sage Antiques)

Proposal: Change of use of existing retail unit (Class A1) to restaurant/bar (Class A3) with ancillary staff accommodation
Contact: Katie Williams 01483 444640 katie.williams@guildford.gov.uk

Ripley Parish Council objects to this planning application because of the impact on local parking. The car park which served the White Hart public house in the past has been built on so the increase in vehicles for a restaurant with 70 covers will further exacerbate the difficulties experienced when there are functions or sporting events within the centre of the village.

The enlarged outdoor seating area will lead to regular disturbance of neighbours due to noise, light pollution and the smell of the outdoor smoking area.

13/P/00180

Location: Lovelace Works, High Street, Ripley GU23 6AF
Proposal: Change of use from ancillary Use Class B8 (warehouse office) to Use Class A1 (food retail store) with associated parking together with erection of close boarded fence and rise and fall barrier to Lovelace Works at the rear and replacement metal railing fence fronting High Street.
Contact: Helen O'Connell 01483 444675 helen.oconnell@guildford.gov.uk

Ripley Parish Council objects to this planning application for a change of use to Class A1 (food retail store) for the following reasons:

- 1. There will be greatly increased traffic movements associated with a store servicing the estimated 1000 customers a day through a narrow entrance. The traffic report states that one additional vehicle will enter or exit the site per minute during peak periods. The village is already congested at peak times so this extra traffic will further exacerbate the problem. The parish council has concerns regarding the sight lines with the adjacent large trees.**
- 2. Whilst the proposed number of parking spaces may agree with the Borough Council policy, there is no provision for staff parking (12 individuals). It is incorrect to state that there will be no impact. The lack of parking will impact on nearby residents who have limited off road parking and so park on the High Street. The public car park is a long walk from Lovelace Works and is not likely to be used for short top up shopping trips as described in the surveys of the East Horsley and Fetcham stores.**
- 3. The proposed opening hours of the store are 7am to 11pm on weekdays, Saturdays, Sundays and Bank holidays. The former warehouse business operated from 8am to 5pm on weekdays only. The continual activity on the site will impact on the amenity of the neighbouring listed properties particularly in the evenings and at weekends.**
- 4. There will be continual noise from the plant room and refrigeration units affecting the quality of life of the neighbours.**
- 5. The parish council recommends that the mature trees on the Highway to either side of the narrow entrance are protected from damage by vehicles (particularly lorries) manoeuvring in and out. Similarly the wall on the boundary of the Georgian House (Listed building) adjacent to the parking spaces should be protected from damage.**

PG 79/12 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 the following comments submitted following advice from Ockham Parish Council be noted.

Ripley Parish Council objects to the discharge of the following pre-commencement conditions as there is insufficient information provided to show that the conditions have been met.

Condition 14 Method Construction Statement.

Traffic

No transport/road routing plan has been submitted for the construction phase. Heavy traffic travelling up the A3 from Guildford will come off at Burnt Common roundabout and drive through the centre of Ripley village in order to access Wisley Airfield. Ripley High Street is lined with listed buildings and in a conservation area. Traffic congestion occurs regularly at peak times and the amenity of the village is spoiled by the large number of heavy vehicles coming through the village at present. Ripley Parish Council proposes that the traffic is routed up to the roundabout of the A3 with the M25 and then down to the Ockham roundabout.

Situation of Compound A

The proposed site compound A appears to extend outside the area subject to planning permission which is unacceptable.

Stratford Brook

Compound A is situated relatively close to Stratford Brook which flows adjacent to Ripley Green. The condition of the water in the stream is of concern to our residents. No information is provided with regard to any measures during the construction phase for the prevention of run off from vehicles, plant and equipment stored in Compound A into Stratford Brook.

No information is provided to show whether the proposed disturbance of the former landfill area within the site during construction, will result in leaching of contaminants into Stratford Brook.

There is no evidence that the written consent of the Environment Agency has been obtained in respect of any proposed work or structure within 8 metres of Stratford Brook.

Condition 14 must be met in full before any works begin.

Condition 15 Scheme to protect the public highway from detritus

Following the planning permission given by Surrey County Council for the infill of the slurry lagoon at Jury Farm on Ripley Lane, the surrounding lanes have been severely damaged by heavy vehicles mounting the verges resulting in mud and detritus on the **highway which is a** danger to road users. There is no information on how any detritus on the highway will be dealt with or a transport scheme to ensure that narrow lanes are not used by heavy traffic in the construction phase in this planning application.

Condition 23 Details of external lighting

Details of the proposed hours of construction and of proposed lighting during the construction phase are needed. The light pollution will affect our residents and local wildlife.

Wharf Land Investments (Jersey) Ltd must show that they have fully complied with all the planning conditions before construction begins in order to protect the surrounding environment and wildlife, to avoid pollution and to alleviate the disruption caused to nearby residents.

PG 80/12 PLANNING ENFORCEMENT

Members received and considered the February report from the Borough Council on open and closed planning enforcement cases in Ripley Parish.

It was RESOLVED: That the report on open and closed planning cases be noted.

PG 81/12 DATE OF THE NEXT MEETING

Monday 11th March 2013 at 6.00pm at Parish Council Office.

The meeting closed at 7.05pm

Signed:

Date: