

RIPLEY PARISH COUNCIL

MINUTES OF THE PLANNING GROUP MEETING HELD ON MONDAY 11th MARCH 2013 AT 6.00PM IN THE VILLAGE HALL

Present

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

Alison Jones Clerk to the Council

3 members of the public

Apologies Cllr Caspar Hancock

PG 82/12 Disclosure of interests

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

PG 83/12 Minutes of the meeting held on Monday 18th February 2013

The minutes of the meeting held on Monday 18th February 2013 were received, confirmed and signed as a true and correct record by Councillor Ayears.

PG 84/12 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 March 2013.**

13/P/00262

Location: One Stop Community Stores, 40 High Street, Ripley GU23 6AZ

Proposal: Advertising consent for one externally illuminated fascia sign together with non-illuminated shop front dusted/frosted vinyl graphics.

Contact: Helen O'Connell 01483 444675 helen.oconnell@guildford.gov.uk

Ripley Parish Council supports the design as shown in drawing OSRL- Ripley for non-illuminated shop front dusted/frosted vinyl graphics and one externally illuminated fascia sign.

13/P/00279

Location: Land forming part of Papercourt Sailing club, Polesden Lane, Ripley GU23

Proposal: Certificate of Lawfulness for existing use to establish whether a sports hall, assembly room and day centre has been used as such for more than 10 years before the date of this application.

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

Ripley Parish Council can confirm through personal knowledge that the Guides and Brownies have used the premises for their meetings and associated activities for more than 10 years.

13/P/00329

Location: 31 Wentworth Close, Ripley, Woking, GU23 6DB

Proposal: Certificate of Lawfulness for a proposed development to establish whether a single storey front porch and a single storey rear extension following the demolition of the rear of the garage and single storey portion of dining room would constitute permitted development.

Contact: Chris Gent chris.gent@guildford.gov.uk

Ripley Parish Council does not have the technical expertise to comment on this planning application regarding permitted development but would welcome feedback as to the decision reached by the Borough Council.

PG 85/12 PLANNING APPEAL

Inspectors ref: APP/Y/3615/A/13/219796/NWF 12/P/01802

Location: Titan Sheds (formerly Barratts Garden Centre), Portsmouth Road, Ripley

Proposal: Retention of steel cantilever racking to rear of factory site (as amended by plans received 16/11/12)

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

The appeal will be dealt with by way of Written Representations.

The comment below was sent in to Guildford Borough Council planning officers:

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.

It was **RESOLVED: That the above comment be submitted to the Planning Inspectorate which supports those in residential neighbouring properties.**

PG 86/12 PLANNING ENFORCEMENT

Members received and considered the March report from the Borough Council on open and closed planning enforcement cases in Ripley Parish. A further complaint had been made to enforcement regarding the presence of containers and puppy classes at Valentines Farm.

The tiles hung at 35-43 Newark Lane appeared to be the same as those removed – not second hand clay tiles.

Cllr Cliff reported that Borough Cllr Garrett had been in contact regarding access to White Hart Court from a property on the High Street. The parish council was unable to help.

No representation had been made to the Borough Council regarding the discharge of planning conditions for the development of Toad Hall and Green view although a tree had been removed.

It was RESOLVED: That the enforcement officer be contacted regarding the replacement tiles to 37-43 Newark Lane. These still appear to be new tiles not second hand clay tiles;

PG 87/12 PROPOSED BURIAL GROUND EXTENSION

Cllr Ayears reported that 3 test holes had been dug on 28th February to a depth of just over 2.5 metres where hard stones were encountered. Photographs had been taken and sent to our consultant for his opinion as to whether we should continue to a full Tier 1 assessment of the risk to ground water.

The protected species survey carried out in January had recommended a survey of the pond at Chapel Farm to check for the presence of Great crested newts in March/April. This would require permission from the landowner. It is not clear that this level of investigation is necessary for any change of use application. The pre-application advice recommended contacting Surrey Wildlife Trust who suggested a walk-over survey for protected species. The pond at Ripley School pond had been checked in recent years and found not to contain the newts.

Mr Hogg, a neighbour of the proposed extension, raised 3 key issues:

1. the loss of privacy and security to his property as a result of the clearance of the site and the lack of communication regarding the parish council's intentions.
2. whether railings appearing to belong to an ancient grave are in the churchyard or the proposed extension
3. the flooding that has occurred this winter in his rear garden adjacent to the proposed burial ground which has not happened in previous episodes of heavy rain (2000-2002). The hard standing put down at West End Farm has increased the ground water table and he had written to the Borough Council asking for help.

Until the flooding issue is sorted he is not able to support the parish council project.

Cllrs responded that the serious illness of our Borough Councillor means that we do not have an effective voice at the Borough Council but that the council was working to improve the drainage along the ditch by West End Cottages. The councillors agreed that the level of the land at West End Farm had been raised by up to 2 feet and that pressure needed to be applied to the Borough Council for them to make a compulsory purchase order on the land at West End Farm so that the land could be returned to its former condition. Native hedgerows will be planted and the area used as a memorial garden and for the burial of ashes if the land is unsuitable for burials.

It was **RESOLVED: That**

- a) Cllr Keith Taylor be asked to put pressure on the Borough Council to ensure the land owners restored the land to it's former condition through the enforcement process or get GBC to make a compulsory purchase order on the land at West End Farm and to restore it to its former condition;**
- b) the neighbours of the proposed burial ground extension site will be consulted prior to submitting the planning application for change of use to a burial ground with details of the planting scheme and layout.**

PG 88/12 DATE OF THE NEXT MEETING

Tuesday 2nd April 2013 at 6.00pm at Parish Council Office.

The meeting closed at 7.10pm

Signed:

Date: