

RIPLEY PARISH COUNCIL

**MINUTES OF THE PLANNING GROUP MEETING HELD ON MONDAY 20th MAY 2013 AT
6.00PM IN THE PARISH COUNCIL OFFICE**

Present

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

Alison Jones Clerk to the Council

No members of the public

Apologies None.

PG01/13 ELECTION OF CHAIRMAN

Councillor Richard Ayears was nominated by Cllr Jennie Cliff, seconded by Cllr Lianne Mealing and unanimously elected chairman of the planning committee for the forthcoming year. The acceptance of office form was signed by Cllr Ayears.

PG 02/13 Disclosure of interests

| Name of Councillor | Planning Application No. | Subject | Type of interest | Reason |
|--------------------|--------------------------|-----------------------|------------------|--|
| Jennie Cliff | 13/P/00695 | Green View, The Green | Non - pecuniary | Shared access track to rear of properties. |

PG 03/13 Minutes of the meeting held on Monday 29th April 2013

The minutes of the meeting held on Monday 29th April 2013 were received, confirmed and signed as a true and correct record by Councillor Ayears.

PG 04/13 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 20th June 2013.**

13/P/00695

Location: Green View, The Green Ripley GU23 6AH

Proposal: Variation of Condition 16 of planning application 12/P/01269 approved 24/01/2013 for a proposed 2 x 3 bed and 1 x 4 bed dwellings (Unit 2 and 3), a detached single garage to serve Unit 1 (Green View) and replacement of boundary fences and walls following demolition of existing bungalows, garages and outbuildings (as amended by plans received 06/11/12).

Condition 16 to be revised to allow the raising of the eaves level by 300mm also to allow insertion of additional centre roof light and garage to be rotated by 18 degrees.

Contact: Rosie Rivers 01483 444041 rosie.rivers@guildford.gov.uk

With reference to planning condition 16, the Ripley Parish Council planning committee objects to the raising of the eaves and to the additional roof light as the appearance of the new buildings will be more imposing. The planning committee does not object to the angling of the parking spaces and garage.

Ripley Parish Council planning committee urges Guildford Borough Council to ensure that all of the conditions agreed in the previous planning application are met before building commences.

13/P/00743

Location: 11 Hedgecroft Cottages, Newark Lane, Ripley GU23 6DD

Proposal: Single storey side extension

Contact: Chris Gent 01483 444470 christopher.gent@guildford.gov.uk

Ripley Parish Council does not object to the planned extension. However, as there is only pedestrian access to the house, the council is concerned about the impact on the on street parking if there is a change in the number of vehicles attached to the property as a result of the extension. The on street parking is already heavily oversubscribed.

PG 05/13 PLANNING APPEAL

Inspector's ref: APP/Y3615/D/13/2196427

12/P/01754

Location: Lutidine House and overspill car park on land adjacent to 63 Newark Lane, Ripley GU23 6BS

Proposal: Proposed erection of three two storey 3 x bed dwellings with ancillary garages, parking spaces and landscaping on overspill car park and formation of additional parking spaces at Lutidine house (additional drawings received 29/10/12) (as amended by drawings received 20/11/12).

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

Deadline for comment: 14th June 2013

The appeal will be dealt with by way of Written Representations. The following comment was agreed:

Ripley Parish Council planning committee was approached by the developer in June 2010 for some pre-application advice regarding the development of the overflow car park at Lutidine House, Newark Lane, Ripley. No plans were presented during the discussions but rather the committee was asked for its thoughts on the type of building that would be preferred. The developer was advised that no decision could be taken until a planning application was submitted. Since that time no further consultation has taken place and the planning committee did not see any plans until they were submitted to the Borough Council planning department. The submitted plans were not sufficiently detailed for the parish council planning committee to comment effectively on the design.

This important site is strategically located as you enter the heart of Ripley Village from the north and it is crucial that the design enhances the street scene along this aspect particularly

as it is within the Ripley Conservation Area and opposite the historic Dunsborough Lodges. There is a concern that neighbouring properties in Wentworth Close will be overlooked from the planned three 3 storey dwellings as drawn. The parish council planning committee welcomes the development of this site but is of the opinion that an appropriate scale of development more akin to the two 2 storey buildings as was situated there in former years would be right for location.

**Inspectors Ref: APP/B3600/A/13/2193282
12/P/02076**

Location: Land at Wisley Airfield, Nr Ockham, Surrey
Proposal: Details pursuant to conditions 14, 15, 23, 25, 26, 27, 28, 29, 34 and 37 of planning permission GU12/P/00533 dated 1 August 2012 for a fully enclosed in-vessel composting facility.
Case Officer: Stephen Jenkins 020 8541 9424 stephen.jenkins@surreycc.gov.uk
Deadline for comment: 28th May 2013

All previous representations have been forwarded to the Planning Inspectorate and the planning committee has no further comment to make.

PG 06/13 PLANNING ENFORCEMENT

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

It was RESOLVED: That the open and closed enforcement cases reports be noted.

PG 07/13 DATE OF THE NEXT MEETING

Monday 10th June 2013 at 6.00pm at Parish Council Office.

The meeting closed at 6.45pm

Signed:

Date: