

## RIPLEY PARISH COUNCIL

### MINUTES OF THE PLANNING GROUP MEETING HELD ON MONDAY 10<sup>th</sup> JUNE 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 Lisanne Mealing  
Cllr Vernon Wood

Alison Jones Clerk to the Council

No members of the public

Apologies None.

#### **PG 08/13 Disclosure of interests**

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

#### **PG 09/13 Minutes of the meeting held on Monday 20<sup>th</sup> May 2013**

The minutes of the meeting held on Monday 20<sup>th</sup> May 2013 were received, confirmed and signed as a true and correct record by Councillor Ayears.

#### **PG 10/13 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 20<sup>th</sup> June 2013.**

#### **13/P/00794**

Location: 9 Dorton Way, Ripley GU23 6BT  
Proposal: Proposed conservatory to side of property  
Contact: Kelly Jethwa 01483 444640 kelly.jethwa@guildford.gov.uk

**Ripley Parish Council Planning Committee has no objection to the development of the conservatory at 9 Dorton Way. However the Committee would like the Borough Council to confirm that the new parking spaces will be on private land and not on part of the public highway. The committee would like a replacement for the small tree to be planted in a suitable position.**

#### **PG 11/13 CHANGES IN PLANNING LEGISLATION**

The changes in the planning legislation regarding permitted development and change of use which came into effect on 30<sup>th</sup> May were considered. These changes apply for a 3 year period.

**It was RESOLVED: That Guildford Borough Council planning department be contacted regarding the application of these changes within the Ripley Conservation Area.**

**PG 12/13 PLANNING APPEAL**

**Inspectors ref: APP/Y3615/A/13/2196747  
12/P/01921**

Location: Valentines Farm, Rose Lane, Ripley GU23 6NE  
Proposal: Change of use of barns from B1(c) light industrial and ancillary storage  
Case Officer: John Busher 01483 444634 john.busher@guildford.gov.uk

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

The parish council made the following comment to Guildford Borough Council when considering the application:

Ripley Parish Council strongly objects to this planning application for change of use to B1 (c) light industrial and ancillary storage. The changes to the barn will affect the openness and character of the Green Belt. This can already be seen by the widening of the access track without approval. There will be an increase in external lighting and in noise which will add to the existing background noise from the A3.

The parish council objects to the changes in vehicle movements and the move to uncontrolled types and number of vehicles entering or exiting the site. Whilst the junction of the track and Rose Lane has acceptable sight lines, Rose Lane becomes narrow and difficult to negotiate due to parked cars towards the centre of Ripley and in particular outside the school. This together with the increased traffic from parents delivering and collecting their children from Ripley Court School at certain times of day raises significant safety issues. In addition there is no footpath along this stretch of Rose Lane so that the increasing number of people walking up the lane to get to the parish allotment site and bowls club will be at increased risk from the unrestricted increased vehicle movements.

The parish council does not object to the current use of Valentines Farm which provides employment for local people but further industrialisation of Valentines Farm and the loss of the agricultural barn will result in a loss of viability for Valentines Farm for agricultural use.

**Ripley Parish Council Planning Committee has no further comments to add to the above.**

**PG 13/13 PLANNING ENFORCEMENT**

Members received and considered the June reports from the Borough Council on open and closed planning enforcement cases in Ripley Parish. It was felt that evidence of prioritisation of the open cases would be helpful.

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

**PG 14/13 DATE OF THE NEXT MEETING**

Monday 1<sup>st</sup> July 2013 at 6.00pm at Parish Council Office.

The meeting closed at 6.45pm

Signed:

Date: