

RIPLEY PARISH COUNCIL

MINUTES OF THE PLANNING GROUP MEETING HELD ON MONDAY 1st JULY 2013 AT 6.00PM IN THE PARISH COUNCIL OFFICE

Present

Cllr Richard Ayears (Chairman)
Cllr Caspar Hancock
Cllr Jennie Cliff
Cllr Lisanne Mealing
Cllr Vernon Wood

Alison Jones Clerk to the Council

1 member of the public

Apologies Cllr Suzie Powell-Cullingford

PG 15/13 Disclosure of interests

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

PG 16/13 Minutes of the meeting held on Monday 10th June 2013

The minutes of the meeting held on Monday 10th June 2013 were received, confirmed and signed as a true and correct record by Councillor Ayears.

PG 17/13 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 18th July 2013.**

13/P/00928

Location: 7 Rose Lane, Ripley GU23 6NE
Proposal: Retention of greenhouse and shed
Contact: Callum Coyne 01483 444615 callum.coyne@guildford.gov.uk

Ripley Parish Council planning committee approves this planning application.

13/P/00941

Location: 4 Dunsborough Cottages, Dunsborough Park, Ripley GU23 6AL
Proposal: Proposed two storey rear and side extension and single storey side and rear extension
Contact: Michaela Mercer 01483 444668 michaela.mercer@guildford.gov.uk

Ripley Parish Council planning committee approves the overall concept of this development. The planning committee requests that the Borough Council Conservation Officer is consulted regarding this Arts and Crafts style building and in particular that they

comment regarding the style of the pillar which is being replaced. This building is of local architectural value as noted in the current review of the Conservation Area.

13/P/00959

Location: 12 Grove Heath North, Ripley GU23 6EN

Proposal: Rebuild existing car port together with replacing existing flat dormer roofs with pitched roofs

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

Ripley Parish Council planning committee approves this planning application.

13/P/00180 (Amended)

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 fencing fronting the High Street.

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

An Environment Noise Assessment has been submitted.

The planning committee previously commented as follows:

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.

Following the revised submission and in addition to our original comments Ripley Parish Council planning committee would like to add:

- 1. Any increase in background noise over the current low levels would be unacceptable to the neighbours;**

2. Any replacement railings should match the style currently on the site;
3. The parish council planning committee is concerned that the turning circles and vehicle movements as described will not be achievable due to the parked vehicles. Pedestrian safety during large vehicle movements is of great concern due to the complexities of vehicle movements and site constraints;
4. Delivery and service vehicle movements should not take place outside normal business hours.

PG 18/13 NEIGHBOURHOOD PLANNING

Cllrs Mealing and Cliff reported on the presentation given by the Planning Minister Nick Boles at the Chairmanship networking day held on 12th June.

- Neighbourhood planning is a positive way of controlling local development
- £7000 start-up funding is available at present
- The Borough Council will pay for some costs
- If the Borough Council does not yet have a Local Plan, the Neighbourhood Plan can still be worked on in conjunction with the Local Plan

The Parish Clerk reported on the Neighbourhood Planning event held on 26th June by SALC. Practical advice was given by several speakers drawing on the experience of those already working on a Neighbourhood Plan. Engagement with the community is vital at all stages of the process:

1. Designate the area
2. Evidence Gathering and Community engagement
3. Pre-submission plan and consultation
4. Submission Plan
5. Independent Examination
6. Referendum

Cllr Ayears reported on the Local Plan Market Place event held on 26th June at G-Live. This had not been very helpful. It was a forerunner for the public consultation of the Local Plan to be held in October.

It was **RESOLVED: That Neighbourhood Planning be included in the next newsletter in order to assess the willingness of the community to become involved in the process.**

PG 19/13 TRAVELLER STRATEGIC HOUSING LAND AVAILABILTY (SHLAA)

Guildford Borough Council is consulting on their proposed methodology for preparing a traveller Strategic Housing Land Availability Assessment. The purpose of the traveller SHLAA is to assess land to see if it is suitable, available and viable for traveller accommodation. It is a technical assessment that will inform the new Local Plan.

The proposed methodology and consultation response form are available at www.guildford.gov.uk/travellershlaa. The proposed methodology does not include any potential development land. Deadline for responses 26 July 2013.

It was **RESOLVED: That the consultation by Guildford Borough Council on their proposed methodology for preparing a traveller Strategic Housing Land Availability Assessment be noted.**

PG 20/13 LAND AT WISLEY AIRFIELD NR OCKHAM GU13/P/00402/C15

Surrey County Council has approved the following conditions from planning application GU12/P/00533

- Condition 15 - the scheme to protect the public highway from detritus
- Condition 34 – archaeological written scheme of investigation

Condition 25 – Intrusive site investigation
Condition 26 – Details relating to the bridge over Stratford Brook

It was **RESOLVED: That the approval of the planning conditions by Surrey County Council be noted.**

PG20/13 APPEAL DECISION

Appeal Ref: APP/Y3615/D/13/2190289
Location: Studio, Brook Lane, Send, Woking GU23 7EH
Proposal: Loft conversion

Appeal allowed with conditions

It was **RESOLVED: That the appeal decision be noted.**

PG 21/13 DATE OF THE NEXT MEETING

Monday 15th July 2013 at 6.00pm at Parish Council Office.

The meeting closed at 7.02pm

Signed:

Date: