

RIPLEY PARISH COUNCIL

MINUTES OF THE PLANNING GROUP MEETING HELD ON MONDAY 5th AUGUST 2013 AT 6.00PM IN THE PARISH COUNCIL OFFICE

Present

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

Alison Jones Clerk to the Council 5 members of the public

Apologies Cllr Richard Ayears Cllr Suzie Powell-Cullingford

PG 28/13 Disclosure of interests

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

PG 29/13 Minutes of the meeting held on Monday 15th July 2013

The minutes of the meeting held on Monday 15th July 2013 were received, confirmed and signed as a true and correct record by Councillor Hancock.

PG 30/13 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 12th September 2013.**

13/P/01115 and 13/P/01116

Location: White Horse Barn, White horse Lane, Ripley GU23 6BJ

Proposal: Demolition of commercial premises at White horse Barn, White horse Lane and replacement with three terraced houses and one self- contained office unit.

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

Ripley Parish Council objects to both aspects of this planning application i.e. the demolition of the barn (commercial premises) and the proposed replacement 3 terraced houses and an office.

The owners of the adjacent Grade II listed property, Green Cottage, have pointed out that the barn seen from the aspect of White Horse Lane appears to have no historical significance but viewed from their property it is clearly an attractive barn of some age (18th century) which is considered worthy of listing. It forms part of the boundary and part of a smaller ancient construction in the listed building garden. We understand that Mr and Mrs Sage of Green Cottage would welcome a visit by planners and conservation officers alike to view the barn from their aspect. Ripley Parish Council feels it is imperative that this offer is taken up in order to get a full picture of the ancient nature of the barn.

The proposed redevelopment is an overdevelopment of the site and will impact on the neighbours including Little Barn which will be overlooked and the Green Cottage. In the recent past when Little Barn sought planning permission to construct a garage, the style and materials were carefully controlled to fit in with the area. The proposed Victorian pastiche style is not evident nearby and seems contrary to other properties in the vicinity.

13/P/01084 and 13/P/01085

Location: Ripley Court School, Rose Lane, Ripley GU23

Proposal: Planning Application and Conservation Area consent for replacement of swimming pool enclosure following demolition of existing fibre glass swimming pool enclosure.

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

Ripley Parish Council supports this planning application for a replacement swimming pool but asks that if possible, more traditional materials be considered and considers that a steeper pitch to the roof would look better.

13/P/01292 and 13/P/01293

Location: Ripley Court School, Rose Lane, Ripley GU23

Proposal: Planning Application and Conservation Area consent for replacement of swimming pool enclosure following demolition of existing fibre glass swimming pool enclosure.

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

This second application was considered. The application above has not been withdrawn.

Ripley Parish Council objects to this planning application for the replacement of the pool with an aluminium and polycarbonate structure which is not in keeping with the buildings in the area.

13/T/00145

Location: Ripley House, 4 High Street, Ripley GU23 6BE

Proposal: Fell one conifer on right hand side of rear garden (Ripley conservation Area)

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

Ripley Parish Council will support the opinion of the Conservation officer but would ask for a suitable native tree to be planted if the conifer is felled.

13/P/01177

Location: Rose House, Portsmouth Road, Ripley GU32 6ER

Proposal: Single storey side extension and conversion of garage into habitable space

Contact: Callum Coyne 01483 444615 callum.coyne@guildford.gov.uk

Ripley Parish Council supports this planning application for a single storey side extension and conversion of the garage into habitable space.

PG 31/13 BOROUGH COUNCIL PLANNING COMMITTEE

13/P/00180

Location: Lovelace Works, High Street, Ripley

Proposal: Change of use from Class B8 (warehouse office) to Class A1 (food retail store).

The above application was discussed at the Borough Council planning committee meeting held on 23rd July. Cllr Mealing spoke in objection and a site meeting was held on 1st August. The Committee will discuss the application again on 13th August 2013.

It was **RESOLVED: That Guildford Borough Council be contacted to clarify the position regarding speakers at the planning committee meeting to be held on 13th August 2013 and to ascertain who on the committee, will represent local concerns in view of Cllr Garrett's inability to attend that day.**

PG 32/13 PLANNING ENFORCEMENT

Members received and considered the August reports from the Borough Council on open and closed planning enforcement cases in Ripley Parish. No cases had been closed and no new cases added.

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

PG 33/13 EMPTY DWELLING MANAGEMENT ORDER

Guildford Borough Council has successfully applied for the first EDMO in Surrey on a privately owned property in Guildford. An EDMO allows a local authority to take control of an empty property, develop it, and let it out to tenants for up to 7 years.

EDMOs can only be brought into effect in very specific cases. A property must be proven to be unoccupied for at least 6 months and be unlikely to be occupied in the near future, while the council should be able to provide someone to occupy it. Exemptions are made for second homes, for carers, armed forces members, if the property is on the market for sale or if it is going through probate following bereavement.

A derelict property on Newark Lane was now being surveyed to determine its condition but 26 Georgelands has been empty for over 10 years and is an eyesore.

It was **RESOLVED: That 26 Georgelands be brought to the attention of the Borough Council.**

PG 34/13 DATE OF THE NEXT MEETING

Tuesday 27th August 2013 at 6.00pm at Parish Council Office.

The meeting closed at 7.05pm

Signed:

Date: