

## RIPLEY PARISH COUNCIL

### MINUTES OF THE PLANNING GROUP MEETING HELD ON TUESDAY 27th AUGUST 2013 AT 6.00PM IN THE PARISH COUNCIL OFFICE

#### Present

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

Alison Jones Clerk to the Council 1 member of the public

Apologies Cllr Richard Ayears Cllr Suzie Powell-Cullingford

#### **PG 35/13 Disclosure of interests**

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

#### **PG 36/13 Minutes of the meeting held on Monday 5<sup>th</sup> August 2013**

The minutes of the meeting held on Monday 5th August 2013 were received, confirmed and signed as a true and correct record by Councillor Hancock.

#### **PG 37/13 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 12<sup>th</sup> September 2013.**

**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/01296**

Location: 23 Wentworth Close

Proposal: Proposed part single-storey/ part two- storey rear extension, first floor side extension and new porch

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

**Ripley Parish Council planning committee objects to this application as an overdevelopment of the plot because of the large size of the proposed extension.**

#### **13/P/01377**

Location: Grove Heath Farm, Grove Heath Road, Ripley Woking GU23 6ES

Proposal: Certificate of lawfulness for existing use, to establish whether The Old Barn has been used for storage ancillary to the main house and other purposes ancillary to the main house for more than 10 years

Contact: Kelly Jethwa 01483 444640 [kelly.jethwa@guildford.gov.uk](mailto:kelly.jethwa@guildford.gov.uk)

**Ripley Parish Council planning committee confirms that to the best of its knowledge the Old Barn at Grove Heath Barn has been used for storage ancillary to the main house and not for agricultural purposes since the new barn was built over 10 years ago. The Old Barn is not suitable for agricultural use as the many beams prevent access by machinery.**

#### **13/P/01424**

Location: 31 Wentworth Close, Ripley, GU23 6DB

Proposal: Erection of a single storey front porch and a single storey rear extension following demolition of rear of single storey garage and rear dining room extension.

Contact: Benjamin Ward [Benjamin.ward@guildford.gov.uk](mailto:Benjamin.ward@guildford.gov.uk)

**Ripley Parish Council approves this single storey extension and front porch.**

#### **PG 38/13 EMPTY DWELLING MANAGEMENT ORDER**

Members received a report from the parish clerk on the request by the parish council for the empty property 26 Georgelands to be considered for an empty dwelling management order by the Borough Council. The home is registered as a second home and so exempt from the order but the Borough Council is checking how often the property is used as a second home and whether it is habitable.

It was **RESOLVED: That the report on the empty property in Georgelands be noted.**

#### **PG 39/13 STRATEGIC HOUSING AVAILABILITY ASSESSMENT (SHLAA)**

Members received and considered a report by the parish clerk on the Strategic Housing Availability Assessment (SHLAA) which has been produced by Guildford Borough Council to inform the new Local Plan which will be available for consultation on October. (Copy attached to record minutes).

Land to the west of Georgelands was proposed for 195 houses/flats, Lutidine House for 2 houses and the Shed Factory on Portsmouth Road for 12 houses.

Large areas around Send Marsh were also put forward for housing development.

The SHLAA highlights all possible land for housing development. Until the actual number of houses to be built in the Borough is agreed it is not possible to know whether this land will be needed or not.

A Neighbourhood plan is the only certain way that the parish council can influence development in the parish.

It was **RESOLVED: That the report on the Borough Council Strategic Housing Availability Assessment be noted.**

#### **PG 40/13 PLANNING ENFORCEMENT**

Members discussed any possible breaches of planning regulations in the parish.

#### **PG 41/13 UNAUTHORISED BENCH ON THE GREEN**

Members discussed what further action may be required to ensure the removal of the memorial bench placed in an unauthorised position on The Green near the Cricket Club House if it is not moved by 31<sup>st</sup> August to the position originally negotiated and agreed with the parish council.

It was **RESOLVED: That a letter be sent advising the owner of the bench that the parish council is making arrangements to move the bench to the agreed position following the 31<sup>st</sup> August deadline.**

**PG 42/13 DATE OF THE NEXT MEETING**

Monday 16<sup>th</sup> September 2013 at 6.00pm at Parish Council Office.

The meeting closed at 7.00pm

Signed:

Date: