

RIPLEY PARISH COUNCIL

MINUTES OF THE PLANNING GROUP MEETING HELD ON MONDAY 28th OCTOBER 2013 AT 6.00PM IN THE PARISH COUNCIL OFFICE

Present

Cllr Richard Ayears (Chairman)
Cllr Suzie Powell-Cullingford
Cllr Jennie Cliff
Cllr Lianne Mealing

Alison Jones Clerk to the Council

Apologies Cllr Vernon Wood Cllr Caspar Hancock

PG 57/13 Disclosure of interests

Name of Councillor	Planning Application No.	Subject	Type of interest	Reason
Cllr Jennie Cliff	13/P/01651	Erection of an end terrace 2 bedroom dwelling	Personal	Personal friend
Cllr Lianne Mealing	13/T/00233	Crown raise and thin 2 lime trees at Village Hall	Personal	Village Hall Trustee

PG 58/13 Minutes of the meeting held on Monday 7th October 2013

The minutes of the meeting held on Monday 7th October 2013 were received, confirmed and signed as a true and correct record by Councillor Ayears.

PG 59/13 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 21st November 2013.**

13/P/01651

Location: 14 Dorton Way, Ripley GU23 6BT

Proposal: Erection of an end terrace, two bed dwelling on land adjoining 14 Dorton Way

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

Ripley Parish Council approves this planning application as the design of the proposed infill property matches the adjacent properties and there will be no loss of parking as two parking spaces are provided.

13/P/01652

Location: Clifford James, High Street, Ripley GU23 6AF

Proposal: Proposed single storey side extension and conversion of existing building to create 5 no. 2 bed 2 storey cottages following part demolition of existing building and demolition of existing rear single storey flat roof extension.

Contact: Michaela Mercer 01483 444668 michaela.mercer@guildford.gov.uk

Ripley Parish Council objects to this planning application because of concern that the development will result in another busy access point across the pavement onto the High Street. The sight lines are very poor on exit from the development so that pedestrians will be put at risk if the traffic does not take care. The parish council suggests that appropriate mitigation is included in the plans, such as speed humps on the access road in order to improve pedestrian safety.

13/P/01705

Location: Lovelace Works, High Street, Ripley GU23 6AF

Proposal: Display of internally illuminated fascia sign to front elevation, 1 x non illuminated opening hours and welcome services vinyl to window glazing, 1 x cash machine panel, 1 x 4 set of poster frames to front and side and 1 x set of 8 aluminium LED car park floodlights to front and side elevations.

Contact: Kelly Jethwa 01483 444640 kelly.jethwa@guildford.gov.uk

Ripley Parish Council approves the green fascia sign, green non illuminated vinyl signs and cash machine panel and poster frames as detailed in drawing 24793 provided that no further changes are made to the windows so that they remain as clear or obscured glass in keeping with the Conservation Area.

Ripley Parish Council objects to the proposed LED lighting as there is no indication of when and for how long the lights will be turned on and there is no information regarding how the lights will be positioned so as to ensure that the light footprint does not go beyond the boundary of the property and cause a nuisance to the adjacent listed building.

13/P/01707

Location: Lovelace Works, High Street, Ripley GU23 6AF

Proposal: Variation of Condition 11 (landscaping) and condition 19 (drawing nos) of 13/P/00180 regarding planting and cycle stores

Contact: Kelly Jethwa 01483 444640 kelly.jethwa@guildford.gov.uk

Ripley Parish Council does not object to the change in the planting scheme and the position of the cycle store. However the parish council is concerned that the latest drawing 1556/04 does not show the bollards agreed in the planning permission to protect the boundary walls of the neighbouring listed buildings.

Location: Lovelace Works, High Street, Ripley GU23 6AF

Proposal: 13/P/01709 – Installation of an ATM machine to the front of the shop

13/P/01710 – display of one non illuminated fascia sign and ATM surround

Contact: Kelly Jethwa 01483 444640 kelly.jethwa@guildford.gov.uk

Ripley Parish Council approves the installation of an ATM machine and associated signage.

13/P/01712

Location: 38 Newark Lane, Ripley GU23 6BZ

Proposal: Proposed first floor and two storey side extension

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

Ripley Parish Council objects to the style of this extension. The proposed weatherboarding to the side and rear of this property (which is in the Ripley Conservation Area) is not in keeping with other property in Newark Lane. Painted brick or tile hung elevations are more in keeping.

Roof lights have recently been put into the existing front and side elevations which are not shown in the plans. These have been reported to enforcement.

13/P/01721

Location: 1 Hedgecroft Cottages, Newark Lane, Ripley Gu23 6DD

Proposal: Erection of a detached garage

Contact: Christian Morrone 01483 444675 christian.morrone@guildford.gov.uk

Ripley Parish Council approves of this planning application.

13/T/00233

Location: Ripley Village Hall, High Street, Ripley GU23 6AF

Proposal: T1 and T2 Plane trees – Crown raise to 6 metres and crown thin by 20% (Ripley Conservation Area)

Contact: Christian Morrone 01483 444675 christian.morrone@guildford.gov.uk

Ripley Parish Council approves of this planning application.

13/P/01775

Location: 99 High Street, Ripley GU23 6AN

Proposal: Single storey side / rear extension to link house to converted garage and front entrance porch.

Contact: Michaela Mercer 01483 444668 michaela.mercer@guildford.gov.uk

Ripley Parish Council objects to this planning application because the conversion of the garage will result in the loss of parking as no other parking is available at the property. Parking is not available on the High Street or on the Green behind the property. Even though the current owner does not have a car, visitors including carers will need somewhere to park and a future owner of the property will most likely have a car and need a parking space. The Borough Council parking standards describe one parking space per small dwelling as standard.

PG 60/13 LAND AT WISLEY AIRFIELD, NR OCKHAM, SURREY

Members noted that the Detailed Scheme of Planting pursuant to Condition 27 and the Landscape and Ecology Management Plan pursuant to Condition 29 and the Details of colours and Materials pursuant to condition 37 of planning permission ref GU12/P/00533 dated August 2012 have been approved by Surrey County Council

It was **RESOLVED: That the approval of planning conditions 27, 29 and 37 for the composting site at Wisley Airfield be noted.**

PG 61/13 APPEAL DECISIONS

Appeal Reference: APP/Y3615/A/13/2192796 (“Appeal A”)

Location: The Shed Factory, Portsmouth Road, Ripley GU23 6EW

Proposal: Retention of steel cantilever racking to rear of factory site.

The appeal fails

Appeal Reference: APP/Y3615/C/13/2192806 (“Appeal B”)

Location: The Shed Factory, Portsmouth Road, Ripley GU23 6EW

Proposal: Appeal against an enforcement notice issued by Guildford Borough Council requiring the dismantling of the cantilever racking erected without planning permission.

The appeal fails and the enforcement notice is upheld.

It was **RESOLVED: That the appeal decisions regarding the retention of steel cantilever racking at the Shed Factory, Portsmouth Road be noted.**

PG62/13 GUILDFORD BOROUGH COUNCIL LOCAL PLAN

Members considered that there was insufficient time to discuss all the issues at this meeting and so it was suggested that the thoughts of the members were circulated by e-mail by 11th November. A final draft could then be agreed at the next planning meeting.

The Borough Council Local Plan consultation runs until 29th November 2013

It was **RESOLVED: That the response of the planning committee to the Borough Council Local Plan Consultation be deferred until the next meeting**

PG 63/13 DATE OF THE NEXT MEETING

Monday 18th November 2013 at 6.00pm at Parish Council Office.

The meeting closed at 7.00pm

Signed:

Date: