

RIPLEY PARISH COUNCIL

MINUTES OF THE PLANNING GROUP MEETING HELD ON MONDAY 18th NOVEMBER 2013 AT 6.00PM IN THE PARISH COUNCIL OFFICE

Present

Cllr Richard Ayears (Chairman)
Cllr Suzie Powell-Cullingford
Cllr Jennie Cliff
Cllr Vernon Wood
Cllr Caspar Hancock
Cllr Colin Cross

Alison Jones Clerk to the Council

Apologies Cllr Lisanne Mealing

PG 64/13 Disclosure of interests

| Name of Councillor | Planning Application No. | Subject | Type of interest | Reason |
|---------------------|--------------------------|--|------------------|-----------|
| Cllr Richard Ayears | 13/P/01895 | First floor rear extension and alterations to roof of the front porch. | Personal | Neighbour |

PG 65/13 Minutes of the meeting held on Monday 28th October 2013

The minutes of the meeting held on Monday 28th October 2013 were received, confirmed and signed as a true and correct record by Councillor Ayears.

With the agreement of members agenda item 4 was deferred to after item 8.

PG 66/13 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/01803

Location: White Hart Court and adjacent car park, White Hart Meadows, Ripley GU23
Proposal: Advertisement Consent for four flagpoles and display of associated flags.
Contact: Kelly Jethwa 01483 444640 kelly.jethwa@guildford.gov.uk

Ripley Parish Council has no objection to the flagpoles and the display of associated flags.

13/P/01804

Location: White Hart Court and adjacent car park, White Hart Meadows, Ripley GU23
Proposal: Advertisement consent for 3 fascia signs on the site hoarding and 2 free standing signs
Contact: Kelly Jethwa 01483 444640 kelly.jethwa@guildford.gov.uk

Ripley Parish Council has no objection to the proposed signs.

13/P/01856

Location: Rosewood, 26 Newark Lane, Ripley GU23 6BZ
Proposal: Erection of a two storey rear extension
Contact: Benjamin Ward 01483 444609 benjamin.ward@guildford.gov.uk

Ripley Parish Council objects to this extension as it is an overdevelopment of the site. Rosewood is within Ripley Conservation Area. The increase in the size of the building will result in a building no longer be in keeping with neighbouring properties. Under the plans there will be a reduction in parking at the rear of the site compensated for by proposed new parking spaces at the front. However these spaces will have difficult and dangerous access from Newark Lane which is heavily congested.

13/P/01895

Location: 4 Grandis Cottages, High Street, Ripley GU23 6AB
Proposal: first floor rear extension and alterations to roof of front porch.
Contact: Christian Morrone 01483 444675 christian.morrone@guildford.gov.uk

Ripley Parish Council has no objection to this extension.

13/P/01908

Location: 2 Cobham Cottages, High Street, Ripley GU23 6AY
Proposal: Listed Building consent for insertion of a roof light within rear elevation and internal alterations to provide a master bedroom and en-suite.
Contact: Chris Gent 01483 444470 christopher.gent@guildford.gov.uk

Ripley Parish Council approves this planning application provided that any alteration meets with the constraints applied by the Borough Council to a listed building in a Conservation Area.

13/T/00271

Location: 35 Wentworth Close, Ripley GU23 6DB
Proposal: Fell Robinia to ground level (Ripley Conservation Area)
Contact: Benjamin Ward benjamin.ward@guildford.gov.uk

Ripley Parish Council has no objection to the felling of this tree provided that it meets with the approval of the Borough Council tree officer but recommends its replacement with a native tree somewhere within the plot.

PG 67/13 APPEAL DEPOT 46 REDHILL ROAD, COBHAM

Appeal Reference: APP/B3600/A/13/2203397
Location: Depot 46 Redhill Road, Cobham, Surrey
Proposal: The construction of a small scale biomass plant for the generation of some 2.5 megawatt of electricity an hour (M/We/hr) for export to the National Grid using some 30,000 tonnes of imported waste wood per annum; with the erection of a fuel handling and storage building of 36 x 36 metres; a power generation building of 54 x 20 metres with a 24.5 metre high stack; 10 parking spaces; weighbridge and associated infrastructure; all on a site of approximately 0.73 ha.

The appeal will be determined on the basis of an inquiry.

It was RESOLVED: That no additional comments be made to the Planning Inspectorate.

PG 68/13 APPEAL DECISION

Appeal Reference : APP/Y3615/A/13/2196427

Location: Lutidine House, Newark Lane, Ripley GU23 6BS

Proposal: construction of 3 houses and associated parking on overspill car park adjacent to 63 Newark Lane. Formation of additional parking at Lutidine House.

The appeal is dismissed.

It was RESOLVED: That the appeal decision regarding the construction of 3 houses and associated parking on the overspill car park adjacent to 63 Newark Lane be noted

PG 68/13 PLANNING ENFORCEMENT

Members received and considered the November reports from the Borough Council on open planning enforcement cases in Ripley Parish. No cases were closed during October.

It was RESOLVED: That the list of open enforcement cases in Ripley be noted.

PG69/13 GUILDFORD BOROUGH COUNCIL LOCAL PLAN

Members considered various issues raised by the Borough Council Local Plan consultation which runs until 29th November 2013. Traffic congestion and parking are major issues in Ripley. Large scale development in Ripley and/or neighbouring parishes will have a detrimental effect on the quality of life in Ripley because of the poor infrastructure. Wildlife needs to be protected with wildlife corridors maintained between Ripley and the surrounding areas.

Further work needs to be carried out on the parish council response to the questionnaire. Cllrs Cliff, Powell-Cullingford and Ayears agreed to meet again to produce a final draft for circulation and approval on Monday 25th. Cllrs Cross and Hancock will produce a covering letter explaining the issues.

It was RESOLVED: That the response to the Borough Council Local Plan consultation be considered further and a final draft circulated for approval on Monday 25th November.

PG 70/13 DATE OF THE NEXT MEETING

Monday 9th December 2013 at 6.00pm at Parish Council Office.

The meeting closed at 7.15pm

Signed:

Date: