

## RIPLEY PARISH COUNCIL

### MINUTES OF THE PLANNING GROUP MEETING HELD ON MONDAY 9<sup>th</sup> JUNE 2014 AT 7.30PM IN THE PARISH COUNCIL OFFICE

#### Present

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

Alison Jones Clerk to the Council

#### Apologies

Cllr Richard Ayears, Cllr Caspar Hancock, Cllr Suzie Powell-Cullingford

#### **PG 08/14 Disclosure of interests**

Name of Councillor	Planning Application No.	Subject	Type of interest	Reason
Lisanne Mealing	14/P/00863	April Cottage	Personal	Friend

#### **PG 09/14 Minutes of the meeting held on Monday 19<sup>th</sup> May 2014**

The minutes of the meeting held on Monday 19<sup>th</sup> May 2014 were received, confirmed and signed as a true and correct record by Councillor Cliff.

#### **PG 10/14 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 19<sup>th</sup> June 2014.**

#### **14/P/00863**

Location: April Cottage, Portsmouth Road, Ripley GU23 6ER  
Proposal: Single storey rear and side extension, and dormer windows to side of roof  
Contact: Benjamin Ward 01483 444624 [benjamin.ward@guildford.gov.uk](mailto:benjamin.ward@guildford.gov.uk)

Cllrs Cliff and Wood looked at the plans and discussed the proposals for a single storey rear and side extension. They supported the application and Cllr Mealing was happy to agree.

**Ripley Parish Council supports this planning application.**

#### **14/P/00867**

Location: The Paddocks, Land off Rose Lane, Ripley GU23  
Proposal: Retrospective planning application for change of use of the land to a caravan site for single extended family, to include one mobile home and 4 touring caravans with associated utility building, hard standing, fencing and cess pool.  
Contact: John Busher 01483 444634 [john.busher@guildfrod.gov.uk](mailto:john.busher@guildfrod.gov.uk)

Members noted that the previous planning application 09/P/01554 was refused by the Borough Council and the Planning Inspectorate. The High Court refused an appeal and an enforcement

case EN/09/00546 is still open. The draft Local Plan includes the site as permanent provision of a traveller pitch.

The previous comments of the parish council were updated as below:

### **Response**

The previous planning application 09/P/01554 was refused by the Borough Council, Planning Inspectorate and further appeal to the High court was rejected. There has been no change in circumstances so the open enforcement case EN/09/00546 should be enacted and the travellers moved off the agricultural land.

There has been a change to planning legislation but Planning Policy for Traveller Sites Policy E (below) does not allow for traveller sites in the Green Belt unless there are exceptional circumstances. The decisions of the Planning Inspectorate and High Court demonstrate that no such circumstances exist.

Policy E: Traveller sites in Green Belt

14. Inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances. Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.

15. Green Belt boundaries should be altered only in exceptional circumstances. If a local planning authority wishes to make an exceptional limited alteration to the defined Green Belt boundary (which might be to accommodate a site inset within the Green Belt) to meet a specific, identified need for a traveller site, it should do so only through the plan-making process and not in response to a planning application. If land is removed from the Green Belt in this way, it should be specifically allocated in the development plan as a traveller site only.

The land which was formerly part of Ockham Park Estate has been, we believe, illegally parcelled up and sold as paddocks to the current owner when it was in fact, agricultural land.

### **Access**

- The track has an Article 4 restriction placed on it by Guildford Borough Council so that it can only be used by agricultural vehicles.
- The track was intended for occasional use by farm vehicles with a low footprint weight and therefore is not suitable for regular use by heavier vehicles.
- A new access point into the field has been created from the track which has adversely affected movement of water in the ditch.
- Rose Lane has limited street lighting and pavements at the village end only so access on foot will be dangerous particularly in the winter months. The shops and other facilities in Ripley are likely to be accessed on foot as stated on page 11 of the planning application.
- Access is from a dangerous bend on Rose Lane
- Visibility is only good for coming out of the site onto Rose Lane, not for going in. There have been serious accidents at that corner in recent memory.

### **Drainage**

**Local Plan Policy H13** states “ the development would not have a significant adverse impact on the environment or character of the locality, including impact on

the water environment, pollution ,areas subject to flooding risk, high grade land, agricultural businesses and the amenities of neighbouring properties arising from vehicular movements or activities on the site.

- The top area of the adjacent playing fields is already known to have poor drainage. The provision of hard standing will increase run off into the playing fields. The wet weather last winter highlighted the this problem and the danger of the cess pit overflowing
- The drainage ditch from the access track leads into the pond by Ripley Court School which is then piped under Rose Lane and into the pond behind Grandis Cottages. From there it is piped under the Georgelands estate. Nearby areas of the High Street are Flood Risk zone 2. Any obstruction of these drainage routes will have an adverse effect on the surrounding area. Obstruction has already occurred with the surfacing of the track off Rose Lane.
- The pond by Ripley Court School is known to contain Great Crested Newts, a protected species. The flow of water into the pond has been affected by the work on the track.
- West End Cottages are provided with sandbags by Guildford Borough Council because of the previously identified risk of flooding.

### **Services**

- In July 2007 the sewage pipes at the junction of the track and Rose Lane leaked because of damage from traffic causing ill-smelling polluted water to run down the lane in front of the school.
- The Planning Inspectorate allowed the appeal by Titan Sheds to use Valentines Farm there is increased vehicle movements up and down the track in addition to the vehicle movements of the Traveller caravans, cars and horse boxes.
- Significantly more traffic will make them more likely to fail again.

### **Local Plan Policy RE4**

Local plan Policy RE4 states “New buildings are located and designed to minimise their impact on the environment, are satisfactorily screened, landscaped and constructed of external materials appropriate to the rural setting: and the development as a whole will not be of a size and scale that would detract from the character of the local landscape.”

1 mobile home, 4 touring vans and parked commercial vehicles would not meet this criterion.

### **Local Plan Policy HE10 Development which affects the setting of a Conservation Area**

Local Plan Policy HE10 states “The Borough Council will not grant permission for development which would harm the setting of a conservation area or views into or out of that area.”

The development is clearly visible from the Ripley Conservation Area by the users of Ripley Court Playing fields and the Scout HQ and the residents of Chapel Farm and other properties on the west end of the High Street as the development is situated on high ground.

### **Association with Gypsy Families**

- The application states that the Travellers have lived in this area. There have been no traveller caravans in Ripley Parish or Lovelace Ward as long as can be remembered.
- There has not been an established Traveller/Gypsy site in this area.
- Ripley does not have a long association with Gypsy families living in caravans. (p.11)
- Ripley has not been regarded as suitable for a Traveller site in the past.
- The fact that the family has occupied the land for a number of years because of the lack of enforcement action should not be allowed to set a precedent for the Travellers to stay.

**Therefore Ripley Parish Council objects to the retrospective planning application for the Paddocks, Rose Lane, Ripley 14/P/00867**

## PG11/14

It was **RESOLVED** That

- a) a letter be written to Borough Councillor Stephen Mansbridge and Carol Humphrey asking for enforcement action to be taken and for representation at the council meeting;**
- b) a reply be sent to the letter circulated by Challenge Fencing asking for clarification of certain statements regarding the behaviour of the Travellers**

## 14/P/00978

Location: Valentines Farm, Rose Lane, Ripley GU23 6NE

Proposal: Erection of detached stable block

Contact: Katie Williams 01483 444615 [katie.williams@guildford.gov.uk](mailto:katie.williams@guildford.gov.uk)

**Ripley Parish Council objects to this planning application for a detached stable block for the following reasons:**

- 1. The additional building will reduce the openness of the Green Belt. It will be highly visible across the fields. One of the existing barns at Valentines Farm could be converted to provide stabling.**
- 2. The track to the farm joins Rose Lane on a dangerous corner with no pavement. This will be particularly difficult for horse boxes to negotiate as there is a large volume of traffic associated with the nearby school.**

**A planning application for change of use of the site to light industrial use (14/P/00045) is going before the Borough Council Planning Committee on 18<sup>th</sup> June. A class B1 (c) site would not appear to be an appropriate position for a stable block.**

## PG 12/14 BOROUGH COUNCIL PLANNING COMMITTEE

The parish clerk reported that planning application 14/P/00045 Valentines Farm, Rose Lane, Ripley was being considered at the Borough Council planning meeting on 18<sup>th</sup> June 2014. The application is for change of use to a B1(c) light industrial use and ancillary storage, including external timber/concrete cladding to one half of the building; installation of solar panel array on building roof.

The parish council has sent in an objection to this planning application.

It was **RESOLVED: That a letter be written to Councillor Mansbridge asking him to support the parish council objection at the committee meeting**

## PG 13/14 PLANNING ENFORCEMENT

Members received and considered the June reports from the Borough Council on open and closed planning enforcement cases in Ripley Parish.

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

## PG 14/14 DATE OF THE NEXT MEETING

Monday 30<sup>th</sup> June 2014 at Parish Council Office. Time to be confirmed

The meeting closed at 8.15pm.

Signed:

Date: