

## RIPLEY PARISH COUNCIL

### **MINUTES of the PLANNING COMMITTEE MEETING held on MONDAY 3<sup>rd</sup> NOVEMBER 2014 at 1800hrs in the VILLAGE HALL ANNEX**

#### Present

Cllr Caspar Hancock (Chairperson)  
Cllr Jennie Cliff  
Cllr Lisanne Mealing  
Cllr Vernon Wood  
Jim Morris, Clerk to the Council  
9 members of the public

#### Apologies

Cllr Richard Ayears  
Cllr Suzie Powell-Cullingford

#### **PG 49/14 Disclosure of interests**

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

#### **PG 50/14 Minutes of the meeting held on Monday 13<sup>th</sup> October 2014**

The minutes of the meeting held on Monday 13<sup>th</sup> October 2014 were received, confirmed and signed as a true and correct record by the Chairperson.

#### **PG 51/14 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 20<sup>th</sup> November 2014.**

##### **14/P/01881 & 14/P/01882**

Location: The Manor Cottage, High Street, Ripley, GU23 6AF.

Proposal: Single storey glazed walkway extension to southern elevation, first floor extension to bathroom, new door to lobby and W.C., and internal alterations.

Listed Building Consent for a single storey glazed walkway extension to southern elevation, first floor extension to bathroom, new door to lobby and W.C., and internal alterations including removal of partition walls. Removal of external Ivy.

Contact: Jo Trask 01483 444609 [jo.trask@guildford.gov.uk](mailto:jo.trask@guildford.gov.uk)

Deadline for comment: 4<sup>th</sup> November 2014

**Ripley Parish Council objects to planning application 14/P/01881 & 14/P/01882 due to the expanse of glass which will be visible from the road and surrounding areas. The works to the rear of the property, although not visible by passersby, would result in the loss of an interesting feature of the building. The Parish Council urges the Conservation Officer to recognise the importance of the building to the character of the village. Ripley Parish Council has no concerns with the internal alterations.**

##### **14/P/01905**

Location: Fairview, Gambles Lane, Ripley, GU23 6HL.

Proposal: Two storey side extension.

Contact: Carolyn Preskett 01483 444041 [carolyn.preskett@guildford.gov.uk](mailto:carolyn.preskett@guildford.gov.uk)

Deadline for comment: 7<sup>th</sup> November 2014

**Ripley Parish Council objects to planning application 14/P/01905. The Parish Council Planning Committee has a policy of consistency when commenting on planning applications and the Committee has historically opposed conversions of dwellings from two-bedroom to three-bedroom due to this leading to a loss of smaller dwellings in the Parish.**

#### **14/P/01929**

Location: Ripley Post Office, High Street, Ripley, GU23 6AA.

Proposal: Change of use of ground floor from Post Office (A1 use) to Fish and Chip Takeaway (A5 use). Erection of ventilation extraction flue.

Contact: Chris Gent 01483 444470 [chris.gent@guildford.gov.uk](mailto:chris.gent@guildford.gov.uk)

Deadline for comment: 12<sup>th</sup> November 2014

**Ripley Parish Council objects to planning application 14/P/01929 for change of use to a fish and chip shop. The Parish Council wishes to reiterate its objections to planning application 14/P/00579 as the Parish Council Planning Committee has a policy of consistency when responding to planning applications. Very little has changed since application 14/P/00579 was rejected. It is likely that there will be traffic issues at the junction with Newark Lane (already a difficult junction) caused by parking in the bus stop so that the buses cannot stop without double parking. A lack of parking spaces in the area means parking on the pavement and on double yellow lines is likely to increase. This behaviour regularly occurs outside the Bakery on the nearby corner of Rose Lane. The proposed opening hours of the fish and chip shop are not stated but it is likely to open well into the evening with increased noise disturbance to neighbours. A fish and chip shop is an inappropriate business for the mixed business and residential area. The Access & Design Statement accompanying the application suggests that there is ample free parking in the immediate vicinity. However, the spaces referred to are in a residential road and are used by local residents for parking. This is particularly pertinent in the evenings which are likely to be the principal opening times of the proposed business. The pavement is particularly narrow at the proposed site and the bus shelter would no doubt become an informal outside seating area. This would be to the detriment of bus service users.**

Members of the public were invited to speak by the Chairperson. Various issues were raised, some of which have been included in the Parish Council's response, including:

- Maximum footfall at narrowest point in the footway
- Illegal parking at the junction of Rose Lane and the High Street
- Odours detrimental to existing businesses
- Increase in vermin
- Already plenty of catering establishments in Ripley
- Fire risk to neighbouring timber frame buildings

#### **14/P/01982**

Location: Land adjacent to 63 Newark Lane, Ripley, GU23 6BS.

Proposal: Erection of three two storey terraced dwellings with rooms in the roof and associated car parking and landscaping.

Contact: John Busher 01483 444634 [john.busher@guildford.gov.uk](mailto:john.busher@guildford.gov.uk)

Deadline for comment: 17<sup>th</sup> November 2014

**Ripley Parish Council objects to planning application 14/P/01982. The Parish Council is not against residential development on the site. However the current planning committee objects to this planning application as an overdevelopment of the site. Previously, until the 1960s, there were 2 cottages on this site and the planning committee would welcome a similar sized development. The site has an important visual impact as you enter the village from Newark Lane and is the gateway to the Ripley Conservation Area. The proposals cite The Courtyard, Newark Lane, as a precedent. The Courtyard development, however, kept to the same or lower roofline as the surrounding dwellings and it is essential that any development at this site keeps to the same height as nos. 61 and 63 Newark Lane. The planning committee recommends further consultation with the conservation officer to ensure the design enhances the character of the village.**

### **PG 52/14 PLANNING ENFORCEMENT**

There were no new cases or closed cases to report.

### **PG 53/14 LOCAL ISSUES**

Members considered a letter from a resident on Ripley Green asking if the Parish Council could draft a letter supporting a planning application.

It was resolved that the Parish Council are not in a position to send a letter supporting a planning application which has not been submitted. The resident would be advised to enter a detailed planning application on which the Parish Council could comment.

### **PG 54/14 DATE OF THE NEXT MEETING**

The next meeting will take place on Monday 24<sup>th</sup> November 2014 at 1800hrs at the Parish Council Office.

The meeting closed at 1915hrs.

Signed:

Date: