

## RIPLEY PARISH COUNCIL

### MINUTES OF THE PLANNING GROUP MEETING HELD ON MONDAY 27<sup>th</sup> JANUARY 2014 AT 5.00PM IN THE PARISH COUNCIL OFFICE

#### Present

Cllr Richard Ayears (Chairman)  
Cllr Jennie Cliff  
Cllr Vernon Wood  
Cllr Lisanne Mealing  
Cllr Caspar Hancock

Alison Jones Clerk to the Council

Apologies Cllr Suzie Powell-Cullingford

#### **PG 84/13 Disclosure of interests**

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

#### **PG 85/13 Minutes of the meeting held on Monday 9<sup>th</sup> December 2013**

The minutes of the meeting held on Monday 9<sup>th</sup> December 2013 were received, confirmed and signed as a true and correct record by Councillor Powell-Cullingford.

#### **PG 86/13 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 20<sup>th</sup> February 2014.**

#### **13/P/02197**

Location: Ripley Court School, Rose Lane, Ripley GU23 6NE  
Proposal: Erection of workshop and infill extension between existing buildings  
Contact: John Busher 01483 444634 [john.busher@guildford.gov.uk](mailto:john.busher@guildford.gov.uk)

**Ripley Parish Council considers that 2 separate applications should have been submitted for the 2 different areas of work. The Parish Council objects to the large workshop to be sited adjacent to the road. It will be highly visible and impact on the openness of the Green Belt. The parish council supports the extension to the gym.**

#### **14/P/00047**

Location: Titan Sheds (formerly Barratts Garden Centre), Portsmouth Road, Ripley  
Proposal: Erection of steel cantilever racking to rear of factory site.  
Contact: Kelly Jethwa 01483 444640 [kelly.jethwa@guildford.gov.uk](mailto:kelly.jethwa@guildford.gov.uk)

**Ripley Parish Council supports this application for steel cantilever racking as the height is below the fence line. The parish council recommends that a condition is put in place to**

**ensure that materials are not stacked on the racking so that they are visible from neighbouring properties.**

**14/P/00066**

Location: 34 Newark Lane, Ripley GU23 6BZ

Proposal: Erection of a single storey outbuilding located in the rear garden

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

**Ripley Parish Council supports this planning application for a single storey outbuilding.**

**14/P/00045**

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

Proposal: Change of use of building 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.

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

**Ripley Parish Council objects to the change in scale of the B1 light industrial use and to the change to open B1 (c) light industrial use. Under a previous planning application the B1 light industrial use was restricted to the manufacture of timber products within half the currently proposed area.**

**The track to the site has been made up and widened without planning consent. The track's junction with Rose Lane remains a dangerous junction on a bend because of the high level of traffic generated by the school opposite. Several non-injury vehicle accidents have occurred at this location in recent years. Rose Lane itself is narrow with parked cars restricting it to one lane only for most of its length towards the village centre and the junction with the High Street is regularly blocked by illegal parking. Any increase in the number of HGVs visiting Valentines Farm, as agreed in previous planning consents, will further exacerbate these difficulties and adversely increase the safety issues. The regulation of vehicle movements on an open use site will be almost impossible to control and is likely to lead to significant additional congestion and disturbance to adjacent residential properties.**

**The parish council cannot support the Transport Technical note. The comparison with a site in Herefordshire takes no account of the problems of proximity to a school directly opposite as described above. Titan Sheds has a site within the village which is currently used for the production of timber buildings which could provide traffic movement information.**

**PG 87/13 FLOODING**

Members received and considered the evidence collected to date showing flooding in the parish between Christmas and the New Year which will be passed on to Guildford Borough Council by 31<sup>st</sup> January.

**It was RESOLVED: That the evidence of flooding in the parish be passed onto Guildford Borough Council**

**PG 83/13 DATE OF THE NEXT MEETING**

Monday 17<sup>th</sup> February 2014 at 6.00pm at Parish Council Office.

The meeting closed at 5.50pm

Signed:

Date: