

RIPLEY PARISH COUNCIL

MINUTES OF THE PLANNING GROUP MEETING HELD ON MONDAY 10th MARCH 2014 AT 6.00PM IN THE VILLAGE HALL ANNEX

Present

Cllr Jennie Cliff (Chairman)
Cllr Vernon Wood
Cllr Caspar Hancock
Cllr Suzie Powell-Cullingford

Alison Jones Clerk to the Council

Surrey County Cllr Bill Barker 11 members of the public

Apologies

Cllr Richard Ayears Cllr Lisanne Mealing

PG 97/13 Disclosure of interests

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

PG 98/13 Minutes of the meeting held on Monday 17th February 2014

The minutes of the meeting held on Monday 17th February 2014 were received, confirmed and signed as a true and correct record by Councillor Cliff.

PG 99/13 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 20th March 2014.**

14/P/00230

Location: Wyllie and Mar, High Street, Ripley GU23 6AY

Proposal: Redevelopment of the rear half section of existing building and use of ground floor for Class A1 (retail) or Class A2 (financial and professional services) and creation of 3 x 1 bed residential flats on the first floor.

Contact: Michael Parker michael.parker@guildford.gov.uk

Several members of the public made representations to the planning committee both for and against the proposals. The planning committee reached the following conclusion:

Ripley Parish Council objects to this planning application for the following reasons:

- 1. The extended high roofline will greatly increase the bulk of the building in the Conservation Area. This will result in the taking of light from the historic Cobham Cottages;**
- 2. The plans overlap with 12/P/01134 and 12/P/01148 (a development of 8 houses) which show the area to the rear of Cobham Cottages as grassed with trees to**

enhance the appeal of the development. This area is now planned to be car parking under the current plans.

3. 1 and 2 Cobham Cottages have pedestrian access to the rear of the properties which will be blocked by these proposed parking spaces for the retail unit.
4. The number of parking spaces allocated to support employees and visitors to the retail unit /offices is inadequate as shown and will be further reduced to allow the access to the rear of 1 and 2 Cobham Cottages to remain open.
5. The access between Wyllie and Mar and 1 Cobham Cottages is narrow, only 3.5m at the narrowest point. It is difficult to avoid pedestrians on exit because of the poor sight lines on the left. Any increase in traffic movements will further exacerbate this problem.

14/P/00259

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

Proposal: Detached stable block

Contact: Katie Williams 01483 444640 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.

14/P/00303

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

Proposal: Change of use of part of the Lovelace Works building to children's soft play centre.

Contact: Jo Trask 01483 444609 jo.trask@guildford.gov.uk

Representations were made by the agent to the committee. He explained that the annual footfall was expected to be 40,000 children and 20,000 carers with a maximum of 150 children at any one time.

Ripley Parish Council supports this application for a change of use of part of the Lovelace Works building to a children's soft play area but urges the Borough Council to consider how best to manage the traffic flow in view of other developments in the area (Budgens and 13/P/01712 Clifford James). The planned egress onto the High Street is difficult because pedestrians cannot be easily seen. The viability of the car park should be carefully checked as there is little parking nearby if all the parking is taken by customers and staff. Parking is a continual problem in Ripley.

14/P/00337

Location: Hampton House, High Street, Ripley GU23 6AZ

Proposal: Loft conversion to provide additional living accommodation incorporating the raising of the existing roof and eaves heights.

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

Ripley Parish Council objects to this planning application for Hampton House which is currently an open case under enforcement EN/12/00017 for change of use to a Beauty Salon. The planned increase in height of the roof will be inappropriate in the Conservation Area, increasing its bulk. There is no parking for the property so an increase in size will result in additional parking needing to be found in Ripley whether for business or residential use. Parking is a continual problem in Ripley.

14/P/00345

Location: 24 Grove Heath North, Ripley GU23 6EN

Proposal: Loft conversion to allow the formation of habitable rooms in the roof space including roof windows on all elevations

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

Ripley Parish Council supports this loft conversion in a completely residential road.

14/T/00037

Location: Footbridge House, High Street, Ripley, Woking, GU23 6BE

Proposal: Box Elder by entrance - Fell and grind stump due to damage to boundary wall of listed building. Leylandii hedge at front of property - trim both sides and top. 2x Sycamore by Leylandii hedge - crown reduce by 30% and remove all dead wood. 2x Sycamore by play area - crown reduce by 30% and raise canopy over climbing frame (Ripley Conservation Area).

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

Ripley Parish Council will concur with the view of the Borough Council tree officer but suggests that a native tree is planted in a suitable position as a replacement for the box elder.

PG 100/13 PLANNING ENFORCEMENT

Members received and considered the March 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 101/13 DATE OF THE NEXT MEETING

Monday 31st March 2014 at 6.00pm at Parish Council Office.

The meeting closed at 7.02pm.

Signed:

Date: