

## RIPLEY PARISH COUNCIL

### MINUTES OF THE PLANNING GROUP MEETING HELD ON MONDAY 28<sup>th</sup> APRIL 2014 AT 6.00PM IN THE VILLAGE HALL ANNEX

#### Present

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

Alison Jones Clerk to the Council

Surrey County Cllr Bill Barker, 9 members of the public

#### Apologies

Cllr Richard Ayears, Cllr Vernon Wood, Cllr Lisanne Mealing

#### **PG 107/13 Disclosure of interests**

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

#### **PG 108/13 Minutes of the meeting held on Monday 7<sup>th</sup> April 2014**

The minutes of the meeting held on Monday 10<sup>th</sup> March 2014 were received, confirmed and signed as a true and correct record by Councillor Hancock.

#### **PG 109/13 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 15<sup>th</sup> May 2014.**

#### **14/P/00579**

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 shop takeaway (A5 use) together with a ventilation extractor flue.

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

This application is for change of use and does not involve any structural change to the building. Various members of the public raised the following points:

- Narrow pavement outside the post office due to the location of the bus stop
- The bus stop lay by is likely to be used for parking by passing trade, causing disruption to the bus service and double parking near the busy junction with Newark Lane
- Current parking provision is insufficient for the current businesses
- Parking on the pavement may increase
- Problems of odour despite the flue ducting, only 85% of smell can be extracted
- Public nuisance from litter and the congregation of people late in the evening will increase
- The flue will be visible in the Conservation Area

- There is only one fire escape
- The dividing wall to neighbouring property is thin so noise disturbance will increase
- Neighbouring gardens will be blighted by the smell, washing will be affected
- Deliveries to the side entrance may cause problems
- Ripley has 11 eateries, a different type of shop would be welcomed

**Ripley Parish Council objects to this planning application for a change of use to a fish and chip shop. 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.**

#### **14/P/00596**

Location: The Olde Post, High Street, Ripley GU23 6AQ

Proposal: Replacement front shop and white uPVC windows on side and rear elevations.

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

**Ripley Parish Council strongly objects to this planning application to replace the shop front and windows. The Olde Post is a highly visible building in the centre of the village and the proposed changes are out of keeping with the character of the Conservation Area. This is inappropriate development.**

#### **14/P/00599**

Location: 3 Long Acres, Portsmouth road, Ripley GU23 6EJ

Proposal: single storey front extension following demolition of existing porch

Contact: Christian Morrone 01483 444675 [christian.morrone@guildford.gov.uk](mailto:christian.morrone@guildford.gov.uk)

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

#### **14/P/00670**

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

Proposal: Listed Building Consent for re-instatement of pre-existing inglenook fireplace in the living room.

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

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

### **PG 110/13 SETTLEMENT HIERARCHY**

Members examined the new settlement hierarchy questionnaire completed by Cllr Ayears and the parish clerk to assist the Borough Council with its Local Plan evidence. (Copy attached to record minutes). The questionnaire had been submitted by the deadline 23<sup>rd</sup> April.

The following errors were noted:

- Ripley has a state primary school not separate infant and junior schools
- Ripley has an open space open to the public – incorrectly ticked as no

It was **RESOLVED: That the completed settlement hierarchy questionnaire submitted to Guildford Borough Council be noted.**

**PG 111/13 DATE OF THE NEXT MEETING**

Monday 19<sup>th</sup> May 2014 at 6.00pm at Parish Council Office.

The meeting closed at 6.50pm.

Signed:

Date: