

RIPLEY PARISH COUNCIL

MINUTES of the PLANNING COMMITTEE MEETING held on MONDAY 16th FEBRUARY 2015 at 1800hrs in the PARISH COUNCIL OFFICE

Present

Cllr Caspar Hancock (Chairperson)
Cllr Jennie Cliff
Cllr Suzie Powell-Cullingford
Cllr Vernon Wood
Jim Morris, Clerk to the Council

Absent

Cllr Lianne Mealing

Apologies

Cllr Richard Ayears

PG 71/14 Disclosure of interests

Name of Councillor	Planning Application No.	Subject	Type of interest	Reason

PG 72/14 Minutes of the meeting held on Monday 26th January 2015

The minutes of the meeting held on Monday 26th January 2015 were received, confirmed and signed as a true and correct record by the Chairperson.

PG 73/14 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 extra-ordinary Ripley Parish Council meeting scheduled to be held on Tuesday 17th 2015.**

15/P/00012

Location: Land at Wisley Airfield, Hatch Lane, Ockham, GU23 6NU.

Proposal: Outline planning permission for the phased development of a new settlement of up to 2,100 dwellings incorporating up to 100 sheltered accommodation units and associated infrastructure including accesses onto the A3 (Ockham Interchange), Ockham Lane and Old Lane and revised access to Elm Corner, a primary school, community provision, nursery provision, health facility, a local centre (incorporating food & drink, retail, a visitor centre and offices), employment area, 8 travellers pitches, sports and recreational facilities (incorporating a floodlit sports pitch and pavilion). Sustainable Drainage Systems and an area of Suitable Alternative Natural Greenspace (SANG) incorporating a landform feature and car parking. The erection of associated utilities infrastructure. The development proposal to incorporate the demolition/ removal of the runway and VOR Beacon (and any associated outbuildings). Matter for determination is access (with matters of scale, appearance, landscaping and layout reserved).

Contact: Paul Sherman 01483 444668 paul.sherman@guildford.gov.uk

Deadline for comment: 31st March 2015.

Ripley Parish Council Planning Committee resolved to hold an extra-ordinary meeting on 9th March to discuss responding to application 15/P/00012

15/P/00151

Location: Cobwebs, High Street, Ripley, Woking, GU23 6AN.

Proposal: Replacement conservatory to southern elevation.

Contact: Chris Gent 01483 444470 chris.gent@guildford.gov.uk

Deadline for comment: 2nd March 2015

Ripley Parish Council supports planning application 15/P/00151.

15/P/00178

Location: 62 Newark Lane, Ripley, GU23 6BZ.

Proposal: Erection of a pair of two-storey semi-detached dwelling houses with associated parking and landscaping following demolition of the existing dwelling and outbuildings.

Contact: John Busher 01483 444634 john.busher@guildford.gov.uk

Deadline for comment: 6th March 2015.

Ripley Parish Council objects to planning application 15/P/00178. The Planning Committee is concerned that the land is being overdeveloped. As with the previous application for this site, 14/P/01495, there are also concerns over vehicle access and whether this would compromise road safety measures such as the pinch point, the removal of mature trees, the view as current entry to Ripley Village Conservation Area and that the proposed Juliet balconies are not appropriate for Newark Lane.

There are several inconsistencies between the Design & Access Statement (DAS), the Dilapidations Report (DR) and the Arboricultural Report (AR), namely:

- AR 3.2 states “all nine of the trees on the site will be removed” whereas DAS 7.23 states “the site has a very strong sense of enclosure because of the existing trees, hedges and landscaping. This sense of enclosure would further assist to ensure that the amenities of adjacent occupiers are not affected in terms of overlooking and privacy” and DAS 7.27 states “the proposed development would ensure the minimal loss of tree and landscaping features in order to maintain the existing setting of the site and the surrounding area”.
- DR 2.3 states “no structural report has been completed on the property to our knowledge” whereas DAS 7.40 states “the applicant commissioned an independent building survey report, which has considered in extensive detail the fabric of the existing dwelling”

Regarding the alternative of converting the existing dwelling to flats, it was also felt that the applicant’s report from Terra Cotta Independent Estate Agents, which states: “there is a limited demand for flats of this nature in the Ripley area”, is misleading. Recent experience shows that flats and smaller 2 bedroom dwellings are very much sought after in the area.

PG 74/14 PLANNING ENFORCEMENT

Members received and considered the reports from Guildford Borough Council on open planning enforcements cases in Ripley Parish.

PG 75/14 GUILDFORD BOROUGH COUNCIL

Members received and considered a letter from GBC’s Executive Head of Development outlining planned changes to the way in which Parish Councils receive notification of planning applications. **It was resolved that the Clerk responds to the letter from GBC, expressing the Parish Council’s objection to the proposed changes and offering alternative solutions to the situation.**

PG 76/14 DATE OF THE NEXT MEETING

The next meeting will take place on Monday 9th March 2015 at 1800hrs at the Parish Council Office.

The meeting closed at 1910hrs.

Signed:

Date: