

RIPLEY PARISH COUNCIL

MINUTES of the PLANNING & ENVIRONMENT COMMITTEE MEETING held on MONDAY 11th MAY 2015 at 1800hrs in the CHURCH ROOM

Present

Cllr Richard Ayears (Chairperson)
Cllr Caspar Hancock
Cllr Suzie Powell-Cullingford
Cllr Vernon Wood
Jim Morris, Clerk to the Council
4 members of the public

Apologies

Cllr Jennie Cliff

P&E 07/15 Disclosure of interests

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

P&E 08/15 Minutes of the meeting held on Monday 11th May 2015.

The minutes of the meeting held on Monday 11th May 2015 were received, confirmed and signed as a true and correct record by the Chairperson.

P&E 09/15 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 Ripley Parish Council meeting scheduled to be held on Thursday 16th July 2015.**

15/P/00757

Location: 7 Rose Lane, Ripley, GU23 6NE.

Proposal: Listed Building consent to erect a partition in the bathroom to create two separate ensuite facilities.

Contact: Carolyn Preskett 01483 444041 carolyn.preskett@guildford.gov.uk

Ripley Parish Council supports planning application 15/P/00757.

15/P/00768 & 15/P/00769

Location: Sussex Farm, Hungry Hill Lane, Send, GU23 7LG.

Proposal: Planning application and Listed Building Consent for proposed single storey side extension to the main house to create porch on north elevation, erection of double garage/log store with gravel area for parking following demolition of existing kennel, conversion of outbuildings to ancillary gym/day room with erection of connecting glass link.

Contact: Michael Parker 01483 444041 michael.parker@guildford.gov.uk

Ripley Parish Council supports planning applications 15/P/00768 and 15/P/00769, if the building controls for listed buildings are being met. The Parish Council does have concerns over the location of the new entrance to the site, but defers to Surrey County Council Highways department's decision on suitability.

15/P/00776

Location: Teulon House, High Street, Ripley, GU23 6AY.

Proposal: Redevelopment of the rear part (approximately half) of the existing building and use of the ground floor for Class A1 (retail) or Class A2 (financial & professional services) and creation of 2 x 1 bed residential flats on first floor with associated parking following demolition of part of the rear unlisted building in a Conservation Area.

Contact: Michael Parker 01483 444041 michael.parker@guildford.gov.uk

Ripley Parish Council objects to planning application 15/P/00776 due to the plans not providing sufficient parking spaces, particularly for the retail aspect of the proposal. The proposal is inappropriate for the location and represents overdevelopment of the site. The impact on neighbouring listed buildings, particularly the loss of natural light, is unacceptable in line with the 2003 Local Plan.

15/P/00797

Location: Devonia Farm, Portsmouth Road, Ripley, GU23 6ER.

Proposal: Erection of Single storey dwelling house following [demolition] of existing garage and scaffolding storage area.

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

Ripley Parish Council objects to planning application 15/P/00797 as the proposal represents inappropriate development in the green belt and loss of commercial premises. Ripley Parish Council would also like to draw attention to the details of three different dwellings included in the submitted plans. It is unclear which of these is being proposed.

15/P/00807

Location: 1 Orchard Cottages, Grove Heath Road, Ripley, GU23 6EU.

Proposal: Erection of a two storey front extension.

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

Ripley Parish Council objects to planning application 15/P/00807 as the proposal represents a loss of a smaller size dwelling in a rural environment. Conversions from three to five bedroom dwellings are outside of Ripley Parish Council's planning policies.

15/P/00857

Location: Lutidine House, Newark Lane, Ripley, GU23 6BS.

Proposal: Demolition of existing building and erection of 3 two bedroom terraced houses with associated parking.

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

Ripley Parish Council objects to planning application 15/P/00857 due to the plans representing overdevelopment of the site and loss of 'communal amenity space' as outlined in planning application 14/W/00078. The requirement for 1.4 parking spaces per dwelling has not been met, and the area is already congested with on-street parking. The proposals represent an added safety concern for parents and children using Ripley Primary School.

15/P/00892

Location: Clifford James, High Street, Ripley, GU23 6AF.

Proposal: Variation of condition 8 of planning permission 14/P/01787 approved 09/04/2015 to remove the code for sustainable homes applicable to the new build plot 5 on the development.

Contact: Michael Parker 01483 444041 michael.parker@guildford.gov.uk

Ripley Parish Council cannot find any reason to object to planning application 15/P/00892 as condition 8 is no longer applicable to new build properties.

Cllr Ayers was called away from the meeting. Cllr Hancock assumed the role of Chairperson for the remainder of the meeting.

15/W/00080

Location: Nutberry Fruit Farm, Portsmouth Road, Ripley, GU23 9XX.

Proposal: Prior Approval of proposed change of use from agricultural building to two dwelling houses with associated external alterations.

Contact: Kelly Jethwa 01483 444640 kelly.jethwa@guildford.gov.uk

Ripley Parish Council objects to planning application 15/W/00080 due to the inadequate access and egress on to Portsmouth Road adjacent to the bus stop and close to the roundabout, and raises concerns over the negative impact on traffic movements.

P&E 10/15 PLANNING ENFORCEMENT

Members received and considered the reports from Guildford Borough Council on open planning enforcements cases in Ripley Parish. There was one closed case to report.

P&E 11/15 PARKING

Members considered an item of correspondence between a local resident and a property management company regarding the installation of 'private parking' signs within the Ripley Conservation Area.

P&E 12/15 DATE OF THE NEXT MEETING

The next meeting will take place on Monday 22nd June 2015 at 1800hrs at the Parish Council Office.

The meeting closed at 1925hrs.

Signed:

Date: