

RIPLEY PARISH COUNCIL

**MINUTES of the PLANNING & ENVIRONMENT COMMITTEE MEETING
held on MONDAY 13th JULY 2015 at 1800hrs in the PARISH COUNCIL OFFICE**

Present

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

P&E 18/15 Apologies for absence

No apologies for absence were received.

P&E 19/15 Disclosure of interests

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

P&E 20/15 Minutes of the meeting held on Monday 22nd June 2015

The minutes of the meeting held on Monday 22nd June 2015 were received, confirmed and signed as a true and correct record by the Chairperson.

P&E 21/15 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 17th September 2015.**

15/P/01143

Location: Valentines Farm, Rose Lane, Ripley, GU23 7NE.

Proposal: Erection of detached stable block.

Contact: Katie Williams 01483 444615 katie.williams@guildford.gov.uk

Ripley Parish Council objects to planning application 15/P/01143 as the design is not in keeping with that usually associated with a stable block. The materials used are not in keeping with the original proposal, and the overall style and materials are inappropriate. Ripley Parish Council objects to this design in its totality. The stable block that has been built bears no relation to the original proposal 14/P/00978, and there is grave concern at the direction this development is taking.

15/T/00127

Location: 4 White Hart Close, Ripley, GU23 6NY.

Proposal: Oak Tree (T9, in grounds of Ripley Court School and overhanging 4 White Hart Close) – Fell as contains much deadwood, a rotten branch and is covered in Ivy. Whitebeam (T10, in garden of 4 White Hart Close) – Fell as blocking daylight and growing too near garages (Ripley Conservation Area).

Contact: Aimee Matthews 01483 444675 aimee.matthews@guildford.gov.uk

Ripley Parish Council objects to planning application 15/T/00127 as the trees at the site were recently deemed not to require works carried out and efforts were made to keep the trees as part of the original plans for the site. The Oak (T9) could have the deadwood

removed and Ivy treated or cut. There is no problem with the Whitebeam (T10), and every effort must be made to retain trees where possible in the village.

15/P/01205

Location: Manor House, High Street, Ripley, GU23 6AF.

Proposal: Listed Building Consent for enclosure of brick porch with three glazed casements.

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

Ripley Parish Council has no objection in principle to the enclosure of brick porch in planning application 15/P/01205. Ripley Parish Council understands the practicality of enclosing the porch, but would suggest a design including leaded light windows would be more appropriate to match the rest of the building.

15/P/01222

Location: Ripley Post Office, High Street, Ripley, GU23 6AA.

Proposal: Display of externally illuminated fascia sign.

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

Ripley Parish Council has no objection to planning application 15/P/01222.

15/P/01243

Location: 27 Grove Heath North, Ripley, GU23 6EN.

Proposal: Single storey rear extension following demolition of rear conservatory.

Contact: Aimee Matthews 01483 444675 aimee.matthews@guildford.gov.uk

Ripley Parish Council has no objection to planning application 15/P/01243.

P&E 22/15 Planning Enforcement

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

P&E 23/15 Borough Council

Members received and considered correspondence from Guildford and Woking Borough Councils, including:

- i) An email dated 17th June 2015 from Woking Borough Council regarding their Draft Site Allocations Development Plan Document (DPD).
- ii) An email dated 2nd July 2015 from Guildford Borough Council (GBC) regarding Planning Services' Fundamental Service Review (FSR).
- iii) An email dated 13th July from a Senior Planning Officer at GBC detailing the Borough's position on an Empty Dwelling Management Order (EDMO) for Westward Ho, Newark Lane.

It was RESOLVED: That,

a) A response to Woking Borough Council's Development Plan Document (DPD) be drafted to object to green belt development within Woking Borough. There was concern for the floodplains of the River Wey / Bourne Stream, narrow road access, and that infrastructure development must go hand-in-hand with residential projects.

b) The email from GBC be noted.

c) A response to the email from a Senior Planning Officer be drafted to ask that GBC carries out its own survey of the property. It was felt that there was nothing structurally wrong with the property, and that the guidance on EDMOs from the Department for Communities and Local Government (DCLG) was met. Concerns were raised over the property being wilfully neglected in order to facilitate future development.

P&E 24/15 Date of the next meeting

The next meeting will take place on Monday 3rd August 2015 at 1800hrs at the Parish Council Office.

The meeting closed at 1905hrs.

Signed:

Date: