

RIPLEY PARISH COUNCIL

MINUTES of the PLANNING & ENVIRONMENT COMMITTEE MEETING held on MONDAY 24th AUGUST 2015 at 1800hrs in the PARISH COUNCIL OFFICE

Present

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

P&E 32/15 Apologies for absence

Apologies for absence were received and accepted from Cllr Ayears.

P&E 33/15 Disclosure of interests

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

P&E 34/15 Minutes of the meeting held on Monday 3rd August 2015

The minutes of the meeting held on Monday 3rd August 2015 were received, confirmed and signed as a true and correct record by the Chairperson.

P&E 35/15 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 (GBC) and reported to the Ripley Parish Council meeting scheduled to be held on Thursday 15th October 2015.**

Prior to the commencement of the formal meeting, members of the public were invited to speak.

a) A local resident raised concerns over the odours permeating the village since the new fish & chip shop opened. The resident gave extensive information on extraction and ventilation systems, wind direction, and the correct installation of flues.

Response: Members thanked the local resident for the information and asked that a report be sent to the clerk to aid in future dealings with GBC's planning enforcement department.

b) A local resident spoke on behalf of planning applications 15/P/01435 & 15/P/01436. The proposals were sympathetic to the building and were designed to help give the accommodation better access to the garden. Information on works already carried out, and the history of the building was provided.

Response: Members thanked the local resident for making representations. It was agreed that the proposals were sympathetic to the building and would create an attractive addition to the living space. In accordance with Parish Council Standing Order 10f, planning applications 15/P/01435 & 15/P/01436 were discussed first.

15/P/01435 & 15/P/01436

Location: The Manor Cottage, High Street, Ripley, GU23 6AF.

Proposal: 15/P/01435 – Erection of a single storey rear garden room following demolition of the existing lean-to.

15/P/01436 – Listed Building Consent for erection of a single storey garden room following demolition of the existing lean-to.

Contact: Chris Gent 01483 444470 christopher.gent@guildford.gov.uk
Ripley Parish Council supports planning applications 15/P/01435 & 15/P/01436.

15/P/01408

Location: 3 Grove Heath North, Ripley, GU23 6EN.

Proposal: New attached garage with studio over incorporating dormer window & rooflights to side elevations. Conversion of existing garage to living accommodation. Removal of Copper Beech at front and new dropped kerb.

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

Ripley Parish Council has no objection to planning application 15/P/01408, but would prefer the Copper Beech to be retained as it is a healthy and mature tree. The advice of GBC's arboriculturalist would be welcome.

15/P/01412

Location: Farm View, 1 Long Acres, Portsmouth Road, Ripley, GU23 6EJ.

Proposal: Vehicle crossover, dropped kerb, and hardstanding following demolition of existing wall.

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

Ripley Parish Council supports planning application 15/P/01412 as long as drainage issues are taken into account. There is a history of drainage problems in the area.

15/T/00161

Location: Fieri Facias House, High Street, Ripley, GU23 6AF.

Proposal: T1 – T6 Leylandi – Fell six trees.

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

Ripley Parish Council supports planning application 15/T/00161, but would prefer any removed trees to be replaced with native species.

15/P/01485

Location: 3 Half Moon Cottages, High Street, Ripley, GU23 6AS.

Proposal: Replacement of ground floor and first floor front windows.

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

Ripley Parish Council supports planning application 15/P/01485

15/P/01487

Location: Land accessed from Grove Heath Road (adjoining Fairview, Gambles Lane), Ripley, GU23 6HL.

Proposal: Erection of stable block comprising three loose boxes, a tack room, and a hay store.

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

Ripley Parish Council supports planning application 15/P/01487

SCC Ref 2014/0150

Location: The Drift Golf Club, The Drift, East Horsley, Surrey, KT24 5HD.

PROPOSAL: The importation, deposit and engineering of 75,424m³ (sin 120,678 tonnes) of inert waste materials on 3.45ha of land within the existing golf course facility so as to remodel the existing practice ground outfield and to construct a new 11,000m³ irrigation storage lake as part of a strategy to provide sustainable rainwater harvesting scheme; create a new outdoor short game practice and teaching facility including a putting and chipping green; provide a new 769m² building with 30 covered practice bays and associated storage, ablution, lavatory, teaching and administrative facilities for the benefit of the general public, schools, the junior academy and club members; with associated ecological improvements over a period of 9 months and involving some 8,380 HGV trips or 18,760 HGV movements (based on a conversion rate of 13m³ (9m³ compacted per 20 tonne HGV on a one way circular route at a maximum of 45 HGV trips (90 movements) per day, with temporary passing bays and traffic management measures along The Drift.

Contact: Dustin Lees, 020 8541 7673

Ripley Parish Council again objects to application ref 2014/0150 for the reasons previously set out at the planning meeting on 13th October 2014, namely: a) increased HGV traffic on unsuitable local roads, b) scale of traffic movement associated with a proposal of this

scale, and c) potential run-off of water from the proposed artificial lake into local watercourses in the event of further adverse weather conditions.

14/P/02289

Location: Land to the north of Tannery Lane & east of, Wharf Lane, Send, Woking.

Proposal: Construction of a narrowboat basin and moorings facility including: fuel, water & pump-out; Slipway with associated workshop building; Basin facility building with offices, chandlers, M & F toilets, showers, disabled toilet with changing and washing facility, laundry, storage area and employee single bedroom accommodation together with associated parking, landscaping and engineering works. (Revised Non-Technical Summary relating to the Environmental Statement received 21/05/15.

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

Ripley Parish Council objects to planning application 14/P/02289 for the following reasons: There is no proven need for new moorings on the Wey. Overall usage is falling and there are spare moorings at nearby Pyrford.

The site is only accessible via unsuitable lanes which would not be able to handle the extra traffic movements. In Ripley Parish these include Tannery Lane, Papercourt Lane, Polesden Lane, Newark Lane, and Send Marsh Road. Each of these roads has poor sightlines at their junctions and are at capacity during peak hours.

The disturbance to wildlife is unnecessary and unwarranted, and any destruction of habitat would have ramifications further downstream. Loss of previously undeveloped green belt land is also in contravention of paragraph 89 of the NPPF and Local Plan Policy RE2.

P&E 36/15 Planning Enforcement

There were no new reports from Guildford Borough Council on open planning enforcement cases or closed cases.

P&E 37/15 Borough Council

Members received and considered correspondence from Guildford Borough Council: A letter dated 31st July 2015 detailing a planning inspectorate appeal decision regarding The Paddocks, Rose Lane. Planning permission had been granted for a temporary period of 3 years for change of use of land for a caravan site for one extended family.

It was RESOLVED: That the appeal decision be noted.

P&E 38/15 Date of the next meeting

The next meeting will take place on Monday 14th September 2015 at 1800hrs at the Parish Council Office.

The meeting closed at 1915hrs.

Signed:

Date: