

RIPLEY PARISH COUNCIL

MINUTES of the PLANNING & ENVIRONMENT COMMITTEE MEETING held on MONDAY 14th SEPTEMBER 2015 at 1800hrs in the PARISH COUNCIL OFFICE

Present

Cllr Caspar Hancock (Chairperson)
Cllr Jennie Cliff
Cllr Lisanne Mealing
Clerk to the Council Jim Morris
1 member of the public

P&E 39/15 Apologies for absence

Apologies for absence were received and accepted from Cllrs Ayears, Powell-Cullingford, and Wood.

P&E 40/15 Disclosure of interests

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

P&E 41/15 Minutes of the meeting held on Monday 24th August 2015

The minutes of the meeting held on Monday 24th August 2015 were received, confirmed and signed as a true and correct record by the Chairperson.

P&E 42/15 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.**

15/P/01560

Location: Land adjacent to Barataria Park, Papercourt Lane, Ripley, GU23 6DR.

Proposal: Certificate of Lawfulness for existing use to establish whether the use of the land adjacent to Barataria, Papercourt Lane, Ripley, has been used for the storage of motor vehicles and caravans for more than 10 years from the date of this application.

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

Ripley Parish Council cannot comment on whether the land adjacent to Barataria has been used for storage of motor vehicles and caravans for more than 10 years. Assurances are sought, however, that the re-designation of the land via a Certificate of Lawfulness would not constitute loss of green belt.

15/P/01568

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

Proposal: Erection of 2 two bedroom houses with associated access and car parking following demolition of the existing building.

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

Ripley Parish Council objects to planning application 15/P/01568 for the same reasons as set out in the objection to 15/P/00857. The plans represent 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. Access and egress by vehicles onto Dorton Way will

cause issues opposite the entrance to the school. These proposals represent an added safety concern for parents and children using Ripley Primary School.

15/P/01619

Location: South Cottage, White Horse Lane, Ripley, GU23 6BJ.

Proposal: Detached three bedroom dwelling on land rear of South Cottage.

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

Ripley Parish Council supports planning application 15/P/01619 in principle, but suggests that a smaller scale development would better suit the plot in question. Nearby properties will be overlooked due to this development.

15/P/01644

Location: Silver Birches, 3 Grove Heath Road, Ripley, GU23 6ES.

Proposal: Two storey rear extension and conversion of roofspace to allow formation of habitable accommodation including a juliet balcony to rear and dormer windows and velux windows on the side elevations.

Contact: Paul Davies 01483 444609 paul.davies@guildford.gov.uk

Ripley Parish Council objects to planning application 15/P/01644 on the basis that it is in contravention of the council's own planning policies, namely: "Discourage extension of small dwellings to large (GBC policy H9). A small dwelling is defined as one which does not exceed 85 square metres gross internal floor space and will typically have no more than 2 bedrooms. RPC recognises that extensions are sometimes needed to enable families to remain in Ripley but RPC discourages extensions which are disproportionate in size i.e. greater than 50% increase, resulting in buildings which are out of keeping with the area or out of proportion with the size of the plot. RPC discourages conversion of bungalows to 2 storey dwellings."

P&E 43/15 Planning Enforcement

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

P&E 44/15 Borough Council & Local Issues

Members received and considered correspondence from Guildford Borough Council, and other local issues:

i) A letter dated 7th September 2015 detailing a planning inspectorate appeal against the decision on Planning Application 14/P/01664.

It was RESOLVED: That a further letter commenting on 14/P/01664 be sent to the Planning Inspectorate.

ii) A request from the Lovelace Neighbourhood Plan Group that the Parish Council complete a survey form.

It was RESOLVED: That a survey be completed.

P&E 45/15 Date of the next meeting

The next meeting will take place on Monday 5th October 2015 at 1800hrs at the Parish Council Office.

The meeting closed at 1900hrs.

Signed:

Date: