

## RIPLEY PARISH COUNCIL

### **MINUTES of the PLANNING & ENVIRONMENT COMMITTEE MEETING held on MONDAY 16<sup>th</sup> NOVEMBER 2015 at 1800hrs in the PARISH COUNCIL OFFICE**

#### Present

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

#### **P&E 59/15 Apologies for absence**

Apologies for absence were received and accepted from Cllr Powell-Cullingford.

#### **P&E 60/15 Disclosure of interests**

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

#### **P&E 61/15 Minutes of the meeting held on Monday 26<sup>th</sup> October 2015**

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

#### **P&E 61/15 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 21<sup>st</sup> January 2016.**

##### **15/P/01989**

Location: Barn Yard, White Horse Lane, Ripley, GU23 6BJ.

Proposal: Construction of four dwellings incorporating part of the original barn structure with associated access, parking and landscaping.

Contact: John Busher 01483 444634 [john.busher@guildford.gov.uk](mailto:john.busher@guildford.gov.uk)

**Ripley Parish Council supports Planning Application 15/P/01989, although with concerns regarding overdevelopment of the site.\***

##### **15/P/02012**

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

Proposal: Erection of two detached dwellings.

Contact: Kelly Jethwa [kelly.jethwa@guildford.gov.uk](mailto:kelly.jethwa@guildford.gov.uk)

**Ripley Parish Council objects to Planning Application 15/P/02012. The approved application 15/W/00080 for change of use granted permission to convert existing buildings to 2 x three bedroom dwellings, whereas this application is for new development in the green belt represents a marked increase to 2 x four bedroom properties. As such, it would represent a precedent being set of development outside the settlement boundaries. Ripley Parish Council also has grave concerns over access and egress from a little-used farm entrance onto the busy Portsmouth Road, and suggests that a full traffic survey be carried out at peak times of 0700-0900 and 1600-1900hrs to establish whether safe access and egress can be achieved.**

#### **15/P/02046**

Location: Hurst House, High Street, Ripley, GU23 6AZ.

Proposal: Demolition of existing workshops and offices to allow redevelopment of an office unit and 7 two bedroom two storey houses together with bin store.

Contact: John Busher 01483 444634 [john.busher@guildford.gov.uk](mailto:john.busher@guildford.gov.uk)

**Ripley Parish Council objects to Planning Application 15/P/02046. No discernible alterations have been made since Planning Application 15/P/00720 was withdrawn. The design is inappropriate for the Conservation Area, the site would be overdeveloped, and there is inadequate car parking provision despite the application listing an increase of 4 disabled spaces. There are many inconsistencies between the drawings and the application, including a lack of cycle spaces shown. The parish council believes that the practical difficulties of gaining access to the site through the low, narrow, archway would cause serious congestion in the centre of the village. Ripley Parish Council has been made aware of significant local opposition to the proposals.**

#### **15/P/02052**

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](mailto:john.busher@guildford.gov.uk)

**Ripley Parish Council has no comment to make on this Certificate of Lawfulness Planning Application.**

#### **15/P/02078**

Location: Sage Antiques, High Street, Ripley, GU23 6BB.

Proposal: Alterations and change of use of existing showroom from Class A1 (retail) to provide a family dwelling Use Class C3 together with single storey side extension to provide boot room and two rear dormer windows. Provision of three car spaces to rear of the site with access off White Hart Meadows.

Contact: John Busher 01483 444634 [john.busher@guildford.gov.uk](mailto:john.busher@guildford.gov.uk)

**Ripley Parish Council objects to Planning Application 15/P/02078. The creation of a new access to the property through White Hart Meadows would result in loss of parking spaces, which would put further pressure on the free village car park. Ripley Parish Council would appreciate confirmation that all residents local to the site are being consulted over this application.**

#### **P&E 62/15 Planning Enforcement**

Members received and considered the planning enforcement reports from Guildford Borough Council. One new case had been received.

#### **P&E 63/15 Borough Council & Local Issues**

Members received and considered communications from Guildford Borough Council, and other local issues under the remit of the Planning & Environment Committee:

i) An email dated 15<sup>th</sup> October 2015 from Planning Support regarding a further meeting at GBC to discuss the transition from hard copy planning applications.

**It was RESOLVED: That no representatives of the parish council were able to attend the meeting. A letter would be sent to Tim Dawes at GBC.**

ii) An email dated 26<sup>th</sup> October 2015 from Woking Borough Council (WBC) regarding the publication of Development Management Policies.

iii) A letter dated 4<sup>th</sup> November 2015 regarding an appeal against GBC's decision on Planning Application 15/P/01072 (copy to be tabled at meeting).

**It was RESOLVED: That Ripley Parish Council would send further representations to the Planning Inspectorate.**

**P&E 64/15 Date of the next meeting**

The next meeting will take place on Monday 7<sup>th</sup> December 2015 at 1800hrs at the Parish Council Office.

The meeting closed at 1905hrs.

Signed:

Date:

**\*Following the meeting, information came to light that the site concerned with Planning Application 15/P/01989 was subject to Planning Enforcement case no. EN/15/00268. A new date of 8<sup>th</sup> December 2015 for receiving comments from Ripley Parish Council was agreed with the case officer.**