

RIPLEY PARISH COUNCIL

MINUTES of the PLANNING & ENVIRONMENT COMMITTEE MEETING held on MONDAY 7th DECEMBER 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

2 members of the public

P&E 65/15 Apologies for absence

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

P&E 66/15 Disclosure of interests

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

P&E 67/15 Minutes of the meeting held on Monday 16th November 2015

The minutes of the meeting held on Monday 16th November 2015 were received, confirmed and signed as a true and correct record by the Chairperson.

P&E 68/15 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 21st 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

Ripley Parish Council objects to Planning Application 15/P/01989, at least until Enforcement Notice EN/15/00268 has been resolved.

15/P/02089

Location: Cornfield Cottage, Portsmouth Road, Ripley, GU23 6ER.

Proposal: Erection of a timber outbuilding which will comprise a home office with an ancillary house & garden storage area following demolition of existing outbuildings and garage.

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

Ripley Parish Council supports Planning Application 15/P/02089.

PREMISES LICENCE APPLICATION

Location: The Pharmacy, High Street, Ripley, GU23 6BB.

Proposal: Licence application.

Contact: Liam Harrison 01483 444378 liam.harrison@guildford.gov.uk

Ripley Parish Council notes the confusion generated over the premises opening times, nature of the business, and name. There is a fully functioning pharmacy on the High Street at GU23 6AA, and the premises ought to be known as “The Old Pharmacy” to avoid further perplexity

15/P/02078 (amended)

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

Proposal: Alterations and change of use of existing showroom from Use Class A1 (retail) to provide a family dwelling Use Class C3 together with two rear dormer windows. Provision of new detached garage and three car spaces to rear of site with access off White Hart Meadows.

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

Ripley Parish Council objects to amended Planning Application 15/P/02078. The loss of A1 retail space in the heart of the Ripley Conservation Area commercial centre is in opposition to the parish council’s own Planning Policy, in line with The Town and Country Planning (General Permitted Development) (England) Order 2015.

The creation of a new access to the property through White Hart Meadows would result in loss of parking spaces for Wiggins House and Cavendish House, 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. Vehicular access at this location has clearly not been employed for quite some time.

A very mature Oak tree currently stands adjacent to the proposed detached garage. Conditions must be put in place to protect the tree.

Further to an email received from H C Sage dated 2/12/15, Ripley Parish Council notes that it has never been made aware of any privately arranged Deed of Easement Agreement through White Hart Meadows to the rear of SAGE, and would possibly reconsider its viewpoint on production of written evidence of this agreement.

A photograph of the proposed vehicle access was attached to the parish council’s response.

15/P/02193

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

Proposal: Construction of a new attached garage with roof lights to the side elevations.

Contact: Becky Souter 01483 444615 rebecca.souter@guildford.gov.uk

Ripley Parish Council supports Planning Application 15/P/02193.

P&E 69/15 Planning Enforcement

Members received and considered the planning enforcement reports from Guildford Borough Council, and delegated decisions. One enforcement case had been resolved.

It was RESOLVED: That Surrey County Council be notified regarding possible cosmetic encroachment on The Green following planning approval of application 15/P/01305.

P&E 70/15 Planning & Environment

Members received and considered communications under the remit of the Planning & Environment Committee:

i) Location of the Olympic cycle waymarker.

It was RESOLVED: That the waymarker would be approved for siting adjacent to the postbox.

ii) An email dated 19th November from Surrey Community Action regarding the Rural Strategy Consultation.

iii) Draft proposal from a local resident requesting comment from the Planning & Environment Committee

It was RESOLVED: That Ripley Parish Council anticipates receiving notification of a full Planning Application being entered.

iv) Ripley Parish Council Planning Policy annual review.

It was RESOLVED: That some alterations to the Planning Policy be enacted (copy attached to record Minutes).

v) Schedule of Planning & Environment Committee meetings for 2016.

It was RESOLVED: That the schedule of Planning & Environment Committee meetings for 2016 be noted. Alterations may be required throughout the year.

P&E 71/15 Date of the next meeting

The next meeting will take place on Monday 11th January 2016 at 1800hrs at the Parish Council Office.

The meeting closed at 1925hrs.

Signed:

Date: