

RIPLEY PARISH COUNCIL

**MINUTES of the PLANNING & ENVIRONMENT COMMITTEE MEETING
held on MONDAY 11th JANUARY 2016 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

1 member of the public

P&E 72/15 Apologies for absence

No apologies for absence were received.

P&E 73/15 Disclosure of interests

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

P&E 74/15 Minutes of the meeting held on Monday 7th December 2015

The minutes of the meeting held on Monday 7th December 2015 were received, confirmed and signed as a true and correct record by the Chairperson.

P&E 75/15 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 18th February 2016.**

15/P/02313

Location: 63 Newark Lane, Ripley, GU23 6BS.

Proposal: Remove existing porch and replace with new open porch. Remove hedge and replace with railings and gate. Formation of a gravel drive.

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

Ripley Parish Council supports Planning Application 15/P/02313.

15/P/02318

Location: 33 Newark Lane, Ripley, GU23 6BS.

Proposal: Demolition of existing single storey rear extension, erection of two storey side/rear extension and a new dropped curb and vehicle crossover to create parking space in the garden.

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

Ripley Parish Council objects to Planning Application 15/P/02318. The proposal represents overdevelopment of the site and increases the number of bedrooms in excess of similar local properties. The neighbouring cottages in the block are 2 bedroom properties with usable outside space, and the parish council would not object to a similar 2 storey extension on the current footprint in keeping with the block and with no loss of amenity space.

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. <http://planning.surreycc.gov.uk/planappdisp.aspx?AppNo=SCC%20Ref%202014/0150>

Contact: Dustin Lees 020 8541 9897 mwcd@surreycc.gov.uk

Ripley Parish Council objects to Planning Application 2014/0150. Members agreed to liaise with Ockham Parish Council before formulating an official response to the application.

16/P/00008

Location: 62 Newark Lane, Ripley, Woking, GU23 6BZ

Proposal: Erection of a pair of two-storey semi-detached dwelling houses with associated parking and landscaping following demolition of the existing dwelling and outbuildings.

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

Ripley Parish Council objects to Planning Application 16/P/00008. The proposal represents overdevelopment of the site and impacts significantly on the neighbouring property. The extent of the site as per the Planning Application has encroached onto The Green, as can be evidenced by the location of a former WWII gun emplacement, and it is requested that confirmation of the plot size is sought from the Land Registry. Ripley Parish Council also disagrees strongly with the dilapidation report provided by the applicant, and posits that a sympathetic restoration of the existing building is still possible and should be pursued as the preferred option for a Victorian building within the Ripley Conservation Area.

15/P/00012

Location: Land at Wisley Airfield, Hatch Lane, Ockham, GU23 6NU

Proposal: AMENDED DESCRIPTION: Outline planning permission for the phased development of a new settlement of up to 2,068 dwellings incorporating up to 100 sheltered accommodation units and associated infrastructure including accesses onto the A3 (Ockham Interchange), Ockham Lane and Old Lane and revised access to Elm Corner, a primary/secondary school, community provision, nursery provision, health facility, a local centre (incorporating food & drink, retail, a visitor centre and offices), employment area, 8 travellers pitches, sports and recreational facilities (incorporating a floodlit sports pitch and pavilion). Sustainable Drainage Systems and an area of Suitable Alternative Natural Greenspace (SANG) incorporating a landform feature and car parking. The erection of associated utilities infrastructure. The development proposal to incorporate the demolition/ removal of the runway and VOR Beacon (and any associated outbuildings). Matter for determination is access (with matters of scale, appearance, landscaping and layout reserved).

Contact : Paul Sherman 01483 444668 paul.sherman@guildford.gov.uk

Ripley Parish Council objects to Amended Planning Application 15/P/00012. Members agreed to liaise with Ockham Parish Council before formulating an official response to the amended application.

P&E 76/15 Planning Enforcement

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

P&E 77/15 Planning & Environment

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

i) Appeal decision on Westward Ho!, Newark Lane, GU23 6BZ.

ii) Consultation on changes to the National Planning Policy Framework (NPPF).

It was RESOLVED: That the NPPF consultation would be considered at the next meeting of the Planning & Environment Committee.

iii) Consultee access to the GBC Planning Portal.

iv) Clay Lane Link Road consultation feedback.

P&E 78/15 Date of the next meeting

The next meeting will take place on Monday 1st February 2016 at 1800hrs at the Parish Council Office.

The meeting closed at 1905hrs.

Signed:

Date: