

## RIPLEY PARISH COUNCIL

### **MINUTES of the PLANNING & ENVIRONMENT COMMITTEE MEETING held on MONDAY 22<sup>nd</sup> FEBRUARY 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

2 members of the public

#### **P&E 86/15 Apologies for absence**

No apologies for absence were received.

#### **P&E 87/15 Disclosure of interests**

Name of Councillor	Planning Application No.	Subject	Type of interest	Reason
All present	16/T/00025	Ripley Parish Council Burial Ground.	Non-pecuniary	Parish Council Planning Application

#### **P&E 88/15 Minutes of the meeting held on Monday 1<sup>st</sup> February 2016**

The minutes of the meeting held on Monday 1<sup>st</sup> February 2016 were received, confirmed and signed as a true and correct record by the Chairperson.

#### **P&E 89/15 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> April 2016.**

##### **16/P/00175**

Location: The Cottage, Rose Lane, Ripley, GU23 6NE.

Proposal: Alterations to existing flat roofed, brick and glass extension, to create a pitched roof extension with a glazed link.

Contact: Sigourney Fox [sigourney.fox@guildford.gov.uk](mailto:sigourney.fox@guildford.gov.uk)

**Ripley Parish Council has no objection to Planning Application 16/P/00175.**

##### **16/P/00181**

Location: Kiln House, Kiln Lane, Ripley, GU23 6EX.

Proposal: Single storey replacement rear conservatory.

Contact : Sigourney Fox [sigourney.fox@guildford.gov.uk](mailto:sigourney.fox@guildford.gov.uk) parking.

**Ripley Parish Council has no objection to Planning Application 16/P/00181.**

##### **16/T/0025**

Location: Ripley Burial Ground, High Street, Ripley, GU23 6BG.

Proposal: 9 x Lawson Cypress (G1) - fell and replace with native species; 30 x Lawson Cypress (G2) - fell and replace by native species; 8 x Lawson Cypress, 2 x Cherry, 2 x Elder (G3) - fell; 14

x Lawson Cypress, 2 x Elder (G4) - fell; 14 x Lawson Cypress - fell, 1 x Oak - crown lift, remove deadwood and ivy (G5); Group of Conifers - fell, 3 x Common Ash - crown lift and remove deadwood, 2 x Thuja - crown lift (G6) (Ripley Conservation Area).

Contact : Danielle Rans [danielle.rans@guildford.gov.uk](mailto:danielle.rans@guildford.gov.uk)

**Following a verbal report on the condition of trees in Ripley Parish Council's Burial Ground, the parish council resolved to withdraw its Application and resubmit at a later date. Ripley Parish Council expressed its gratitude to GBC's Arboriculturalist for offering impartial advice and information on the condition of trees in the Burial Ground.**

#### **16/P/00197**

Location: Merrylands, Polesden Lane, Ripley, GU23 6DX

Proposal: Single storey rear garden room following removal of existing conservatory.

Contact : Becky Souter [becky.souter@guildford.gov.uk](mailto:becky.souter@guildford.gov.uk)

**Ripley Parish Council has no objection to Planning Application 16/P/00197.**

#### **16/P/00209**

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

Proposal: Two storey rear extension and loft conversion including a dormer window on the front elevation and velux windows on the site elevations.

Contact : Sigourney Fox [sigourney.fox@guildford.gov.uk](mailto:sigourney.fox@guildford.gov.uk)

**Ripley Parish Council objects to Planning Application 16/P/00209. The proposal represents overdevelopment of a property within an established row of matching bungalows and is unacceptable under Ripley Parish Council Planning Policy, which discourages the extension of small dwellings to large (in line with 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. Ripley Parish Council discourages overdevelopment of medium sized properties. The parish council recognises that extensions are sometimes needed to enable families to remain in Ripley, but 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. Ripley Parish Council also discourages conversion of bungalows to 2 or more storey dwellings.**

#### **16/P/00279**

Location: Dunsborough Farm, Dunsborough Park, Ripley, GU23 6AL

Proposal: Conversion of redundant agricultural building into single residential unit.

Contact : Michael Parker [michael.parker@guildford.gov.uk](mailto:michael.parker@guildford.gov.uk)

**Ripley Parish Council has no objection to Planning Application 16/P/00279.**

#### **16/P/00289**

Location: Tipsey Lodge, Gambles Lane, Ripley, GU23 6HL

Proposal: Certificate of Lawfulness for existing use to establish whether the building works were substantially completed more than four years before the date of this application.

Contact : Becky Souter [becky.souter@guildford.gov.uk](mailto:becky.souter@guildford.gov.uk)

**Ripley Parish Council is unable to confirm whether building works at Tipsey Lodge were substantially completed more than four years before the date of Planning Application 16/P/00289.**

### **P&E 90/15 Planning Enforcement**

Members received and considered the delegated decisions reports from Guildford Borough Council. No information on enforcement cases had been received.

### **P&E 91/15 Planning & Environment**

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

i) GBC decision on Planning Application 15/P/02006.

**It was RESOLVED: That the decision on Planning Application 15/P/02006 be noted.**

ii) GBC press release regarding Clay Lane Link Road.

**It was RESOLVED: That the press release be noted.**

iii) Email correspondence between the clerk and the GBC Conservation Area Officer.

**It was RESOLVED: That the email correspondence be noted. Members were gratified to hear that a Conservation Area Appraisal was due to be published.**

iv) Consultation on the proposed Lower Thames Crossing.

**It was RESOLVED: That the consultation be noted.**

v) Consultation on proposed changes to Ripley bus services.

**It was RESOLVED: That the consultation be noted. The bus routes with proposed reduced service were deemed to be well used, and Ripley Parish Council objects strongly to any alterations. Ripley Parish Council resolved to publicise the bus service consultation as local bus routes were to be affected by the proposed changes.**

**P&E 92/15 Date of the next meeting**

The next meeting will take place on Monday 14<sup>th</sup> March 2016 at 1800hrs at the Parish Council Office.

The meeting closed at 1905hrs.

Signed:

Date: