

RIPLEY PARISH COUNCIL

MINUTES of the PLANNING & ENVIRONMENT COMMITTEE MEETING held on MONDAY 25th APRIL 2016 at 1800hrs in the PARISH COUNCIL OFFICE

Present

Cllr Caspar Hancock (Chairperson)
Cllr Jennie Cliff
Cllr Lianne Mealing
Cllr Suzie Powell-Cullingford
Clerk to the Council Jim Morris

2 members of the public

Prior to the commencement of the formal meeting, members of the public were invited to speak.

a) Local residents present were interested in the parish council's response to Planning Application 16/P/00608. At least a dozen people were employed at the site in its present incarnation.

Response: Members thanked the local residents for raising the issue of employment and the rural economy.

P&E 105/15 Apologies for absence

Apologies for absence were received and accepted from Cllrs Ayears and Wood.

P&E 106/15 Disclosure of interests

Name of Councillor	Planning Application No.	Subject	Type of interest	Reason

P&E 107/15 Minutes of the meeting held on Monday 4th April 2016

The minutes of the meeting held on Monday 4th April 2016 were received, confirmed and signed as a true and correct record by the Chairperson.

P&E 108/15 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 16th June 2016.**

16/P/00608

Location: Land to the East of South Cottage, White Horse Lane, Ripley, GU23 6BB

Proposal: Outline planning application for the demolition of existing petrol filling station, car sales buildings and dilapidated workshops and the construction of up to 26 residential units to the rear and 2 retail / commercial units on the High Street frontage (for flexible A1, A2, A3, or A4 use) and associated car parking and landscaping all matters reserved except access.

Contact: Kelly Jethwa kelly.jethwa@guildford.gov.uk

Ripley Parish Council objects to Planning Application 16/P/00608.

The parish council finds that no very special circumstances exist for developing the part of the site which sits in designated green belt. Plot 2's status in the application as a brownfield site is also questionable. Access to the site and traffic movements would add to the already difficult problems experienced in the High Street particularly during the

morning and evening peak times. In addition, the proposed access road is very close to the existing access at White Horse Lane. Ripley Parish Council disavows the assertions laid out in 8.3 and 8.4 of the 'Planning Statement' document. The site currently supports four well established businesses which create employment in the village. There is no evidence of large vehicle movements on and off the existing site. Buildings proposed for the entrance to the site are likely to have a detrimental effect on nearby neighbours with regard to natural light and being overlooked. The proposal does not include any allowance for social or rural exception housing. Ripley Parish Council's own Planning Policy precludes the council from supporting outline Planning Applications.

16/P/00617

Location: Ripley Post Office, High Street, Ripley, GU23 6AA.

Proposal: Advertising Consent for one externally illuminated static fascia sign.

Contact: Andy Gray andy.gray@guildford.gov.uk

Ripley Parish Council has no objection to Planning Application 16/P/00617.

16/P/00688

Location: Ripley Post Office, High Street, Ripley, GU23 6AA.

Proposal: Re-location of kitchen extract duct through roof and enclosure as part of existing chimney stack.

Contact: Andy Gray andy.gray@guildford.gov.uk

Ripley Parish Council has concerns over Planning Application 16/P/00688. Although a concealed flue would represent a large improvement, the application makes no mention of conforming to fire regulations, health & safety regulations, or Environmental Health regulations. The locality has been subjected to lingering odours due to the inadequacy of the current extraction system, and reassurances are sought that the proposed arrangement would alleviate the ongoing problem.

16/P/00724

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

Proposal: Erection of two detached dwellings.

Contact: Kelly Jethwa kelly.jethwa@guildford.gov.uk

Ripley Parish Council objects to Planning Application 16/P/00724. 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 the unused 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. Concern was raised over the applicant's assertion that cessation of car boot sales at the site amounts to very special circumstances for green belt development. The car boot sale is a very popular local event which supports the local rural economy and brings visitors to the area. Its loss would therefore be detrimental to the character and economy of the area.

16/P/00754

Location: Dunsborough Farm, Dunsborough Park, The Green, Ripley, GU23 6AL.

Proposal: Change of use of redundant agricultural building to single residential unit (C3) together with rnal [sic] alterations.

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

Ripley Parish Council has concerns over some details in Planning Application 16/P/00754. As with Planning Application 15/P/01305, Ripley Parish Council has no objection to the conversion of this building to a dwelling, but is concerned that no encroachment onto the Green takes place either through parking or the creation of a new access point across the grass verge. There are various issues of encroachment taking place all around the Green which Surrey County Council as owners of the Green are concerned about. The Parish Council recommends that Robert MacDonald at Surrey County Council Estates Planning

and Management is consulted. There is currently no right of access across The Green to the proposed garage entrance.

16/T/00070

Location: 10 The Courtyard, High Street, Ripley, GU23 6BQ.

Proposal: T1 Purple Plum – Crown reduce by a maximum of two metres and crown thin by 15% to leave a balanced crown of even density throughout. The work is required to maintain the tree at a size appropriate for a small garden and to allow light through the crown (Ripley Conservation Area).

Contact: Victoria Loveless victoria.loveless@guildford.gov.uk

Ripley Parish Council supports Planning Application 16/T/00070, providing the works are approved by the GBC Arboriculturalist.

P&E 109/15 Planning Enforcement

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

P&E 110/15 Planning & Environment

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

i) email regarding an Environmental Health issue.

It was RESOLVED: That the email be noted. Members resolved to write a letter to the local business concerned.

ii) Informatives regarding a breach of planning conditions.

It was RESOLVED: That the potential breach of planning conditions be noted.

iii) Press release regarding GBC's new draft Local Plan.

It was RESOLVED: That the press release be noted. Consultation on the document was due to take place in June 2016.

P&E 111/15 Date of the next meeting

The next meeting will take place on Monday 16th May 2016 at 1800hrs at the Parish Council Office.

The meeting closed at 1915hrs.

Signed:

Date: