

RIPLEY PARISH COUNCIL

**MINUTES of the PLANNING & ENVIRONMENT COMMITTEE MEETING
held on MONDAY 16th MAY 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 112/15 Apologies for absence

No apologies for absence were received.

P&E 113/15 Disclosure of interests

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

P&E 114/15 Minutes of the meeting held on Monday 25th April 2016

The minutes of the meeting held on Monday 25th April 2016 were received, confirmed and signed as a true and correct record by the Chairperson.

P&E 115/15 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/00782

Location: 128 High Street, Ripley, GU23 6AY.

Proposal: Change of use from commercial (A1/A2) to residential (C3) including demolition of outbuildings and internal alterations.

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

Ripley Parish Council objects to Planning Application 16/P/00782. The proposal represents a loss of amenity space that formed a part of the approved application 15/P/00776. There are also queries raised over the apparent moving of the Walsham Mews' gates. No Application should be approved whilst there is an outstanding Enforcement case (EN/16/00492). The parish council's own Planning Policy is to object to applications which will result in a loss of retail or commercial space within the Ripley Conservation Area. Ripley Parish Council also would like to note that Planning Applications for this site and surrounding, linked, sites have at times been tortuous to review and interpret due to the apparent obfuscation of minor details.

16/P/00783

Location: Oldlands Field Yard, Portsmouth Road, Ripley, GU23 6EL.

Proposal: Outline application for nine two storey dwellings with all matters reserved.

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

Ripley Parish Council objects to Planning Application 16/P/00783. Long established local businesses leases have not been renewed and the proposal represents loss of industrial units which help the rural economy, create commercial space, and provide employment. The proposal unnecessarily impacts on the openness of the green belt by increasing the height of the buildings at the site. No very special circumstances have been demonstrated. The single width track access to the site is wholly inadequate, and cannot be widened due to the ancient woodland on either side. Any loss or damage to the ancient woodland adjacent to the site would be irreparable.

16/P/00796 & 16/P/00797

Location: Bridgefoot Farm, Portsmouth Road, Ripley, GU23 6BA.

Proposal: Change of use, and Listed Building Consent for change of use, of a Grade 2 Listed timber framed barn to a single residential dwelling and associated works including the provision of the timber double garage and the demolition of the existing dutch barn.

Contact: Sigourney Fox sigourney.fox@guildford.gov.uk

Ripley Parish Council objects to Planning Applications 16/P/00796 & 16/P/00797. The proposals represent unacceptable alterations to an historic Listed Building, particularly the addition of new tiles, and also represent a loss of agricultural and equine space. Planning Application 07/P/00105 was refused on the grounds that: “the proposed conversion of the building into a separate [sic] planning unit would have an adverse impact on the collective setting of the listed buildings. As such the proposals are contrary to the provisions of PPG.15: Planning & the Historic Environment and policies HE1 and RE10 of the GBLP 2003” and there is no new reason to support these change of use applications.

16/T/00076

Location: Ripley Burial Ground, rear of Abbotsford, High Street, Ripley, GU23 6AE.

Proposal: Cherry tree (T1) – fell (Ripley Conservation Area).

Contact: Danielle Rans danielle.rans@guildford.gov.uk

Ripley Parish Council supports Planning Application 16/T/00076.

16/P/00873

Location: Land at Papercourt Lock, Papercourt Lane, Ripley, Guildford.

Proposal: Advertisement Consent for one Welcome and Orientation sign.

Contact: Sigourney Fox sigourney.fox@guildford.gov.uk

Ripley Parish Council supports Planning Application 16/P/00873.

16/P/00885 & 16/P/00886

Location: The Talbot Inn, High Street, Ripley, GU23 6BB.

Proposal: Advertising Consent, and Listed Building Consent, for replacement of existing signage including hanging sign, two circular signs on front elevation, one oval sign together with signage to car park.

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

Ripley Parish Council supports Planning Applications 16/P/00885 & 16/P/00886.

16/P/00915

Location: 11 Papercourt Lane, Ripley, GU23 6DS.

Proposal: Single storey rear extension.

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

Ripley Parish Council supports Planning Application 16/P/00915.

P&E 116/15 Planning Enforcement

Members received and considered the delegated decisions reports from Guildford Borough Council. Three enforcement cases had been resolved.

P&E 117/15 Planning & Environment

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

i) Invitation to “New Ways of Working” meeting at GBC.

It was RESOLVED: That the invitation be noted. Cllr Ayears would attend the meeting if available.

ii) Email correspondence regarding parking issues.

It was RESOLVED: That the email be noted. The Clerk’s response to the email was deemed to have been adequate.

P&E 118/15 Date of the next meeting

The next meeting was scheduled to take place on Monday 6th June 2016 at 1800hrs at the Parish Council Office.

The meeting closed at 1850hrs.

Signed:

Date: