

RIPLEY PARISH COUNCIL

MINUTES of the PLANNING & ENVIRONMENT COMMITTEE MEETING held on MONDAY 6th JUNE 2016 at 1800hrs in the PARISH COUNCIL OFFICE

Present

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

4 members of the public

P&E 01/16 Apologies for absence

No apologies for absence were received.

P&E 02/16 Disclosures of interest

Name of Councillor	Planning Application No.	Subject	Type of interest	Reason
Cllr Cliff	16/P/01080 & 16/P/01081	Royal Horticultural Society Gardens, Wisley	Non-pecuniary	RHS member
Cllr Powell-Cullingford	16/P/01080 & 16/P/01081	Royal Horticultural Society Gardens, Wisley	Non-pecuniary	RHS member

P&E 03/16 Minutes

The minutes of the meeting held on Monday 16th May 2016 were received, confirmed and signed as a true and correct record by the Chairperson.

P&E 04/16 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 July 2016.**

16/P/00968 & 16/P/00969

Location: Sussex Farm, Hungry Hill Lane, Ripley, GU23 7LG.

Proposal: Erection of a set of wooden entrance gates, and Listed Building Consent for the erection of a set of wooden entrance gates.

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

Ripley Parish Council supports Planning Applications 16/P/00968 & 16/P/00969.

16/T/00090

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

Proposal: Oak (T1) & Ash (T3 & T4) – reduce the height of all trees to 10 metres above ground level and shape crown to match (Ripley Conservation Area).

Contact: Jane Silveyra jane.silveyra@guildford.gov.uk

Ripley Parish Council supports Planning Application 16/T/00090, but requests that special care is taken with regards to the adjacent Allotment plots.

16/T/00097

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

Proposal: Lime (T2) reduce height of the tree to 10 metres above ground level and shape remaining crown (Tree Preservation Order No 8 of 2011).

Contact: Jane Silveyra jane.silveyra@guildford.gov.uk

Ripley Parish Council supports Planning Application 16/T/00097, but requests that special care is taken with regards to the adjacent Allotment plots.

16/P/01010

Location: 6 West End Cottages, High Street, Ripley, GU23 6AD.

Proposal: Erection of a pair of semi-detached dwelling [sic] and one detached dwelling.

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

Ripley Parish Council objects to Planning Application 16/P/01010. The proposal represents unacceptable overdevelopment within the Ripley Conservation Area and would add extra strains on the existing infrastructure in the locality. The area is known to flood during adverse weather events to the extent that Guildford Borough Council provides sandbags for residents at West End Cottages. The waste water authority is known to visit sometimes several times annually in order to clear sewage backups and the nearby drainage system cannot cope with excess surface water. The application represents a 50% increase in the number of dwellings at West End Cottages, and would adversely impact the parish council's proposed Nature Reserve site and, by extension, plans to increase biodiversity in the adjacent area. The development lies within the green belt and outside the settlement boundary as detailed in the emerging local plan. This development has an adverse impact on the openness of the green belt. No exceptional circumstances have been demonstrated therefore this development should be refused.

16/P/01026

Location: Lovelace Works, High Street, Ripley.

Proposal: Variation of Condition 9 (operation hours) and 10 (delivery hours) of planning application 13/P/00180 approved 14/8/2013.

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

Ripley Parish Council objects to Planning Application 16/P/01026. The operation hours and delivery hours at the current site are perfectly adequate for the running of the business. The parish council does not, however, object to newspaper deliveries being carried out in a small van as set out in item 2.7 of the Delivery Management Plan.

16/P/01101

Location: Valentines Farm, Rose Lane, Ripley, GU23 6NE.

Proposal: Change of use from B1(c) light industrial to D2 gym (596 sq m and 459 sq m ancillary storage).

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

Ripley Parish Council supports Planning Application 16/P/01101, although requests that conditions are added to ensure that pedestrian safety is enhanced with the provision of a dedicated pedestrian footway from a point outside Ripley Court School to the start of the entrance track at the corner of Rose Lane by The Cottage and sightlines are kept clear at all times. The council asks for hours of operation and a traffic management plan to be made available, and for a scheme to be implemented that would benefit user groups from the Civil Parish, as no s106 agreements are proposed.

16/P/01110

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

Ripley Parish Council supports Planning Application 16/P/01110. The council requests that conditions are added to ensure that no encroachment occurs on The Green outside the stated 1.5m boundary shown on the site plan.

16/P/01080 & 16/P/01081

Location: Royal Horticultural Society Gardens, Wisley Lane, Wisley, GU23 6QS.

Proposal: Erection of, and listed building consent for the erection of, new part single-storey part two-storey building accommodating retail, entrance and visitor facilities and alterations to the car parking and hard and soft landscaping and following the demolition of the existing plant centre, the extensions to the Laboratory building, toilet blocks, Aberconway Cottage and part of Aberconway House.

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

Ripley Parish Council deferred Planning Applications 16/P/01080 & 16/P/01081 to the full council meeting scheduled for 16th June 2016.

P&E 05/16 Planning Enforcement & Decisions

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

P&E 06/16 Guildford Borough Council draft Local Plan

Members received and considered information on the new draft Local Plan from Guildford Borough Council. Booking the Village Hall Annex in order to run Local Plan mediation events was discussed and dates proposed. The parish council's response to the draft Local Plan would be formulated over the coming weeks, and would take into account Woking Borough Council's proposals for development at Pyrford. A new local residents' group had been created in response to proposed development at Garlick's Arch.

P&E 07/16 Planning & Environment

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

i) Notification of Woking Borough Council's (WBC) Development Plan Document (DPD) consultation.

It was RESOLVED: That the notification be noted. The Committee declined to comment on the DPD consultation.

ii) Correspondence regarding the draft Local Plan.

It was RESOLVED: That the correspondence be noted. The Clerk had responded to the emails.

iii) A report of the recent meeting with representatives from Send and Clandon Parish Councils.

It was RESOLVED: That a donation of £1,000 to Send Parish Council be proposed to full council. The donation would enable RPC to gain access to specialist, objective knowledge from an independent consultant.

iv) Follow-up from the recent 'New ways of working' meeting at GBC. Cllr Ayears had attended the meeting, at which the provision of IT equipment for viewing Planning Applications had been discussed. RPC were due to receive information on making the system work more efficiently.

It was RESOLVED: That the report from Cllr Ayears be noted. Cllr Ayears was thanked for attending the meeting.

P&E 08/16 Date of the next meeting

The next meeting was scheduled to take place on Monday 27th June 2016 at 1800hrs at the Parish Council Office.

The meeting closed at 1945hrs.

Signed:

Date:

Following the meeting, the next meeting was moved back one week to 4th July 2016