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RIPLEY PARISH COUNCIL

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

Present

Cllr Richard Ayears (Chairperson)
Cllr Jennie Cliff
Cllr Caspar Hancock
Cllr Vernon Wood
Clerk to the Council Jim Morris

3 members of the public

P&E 17/16

Apologies for absence

Apologies for absence were received and accepted from Cllr Suzie Powell-Cullingford.

P&E 18/16

Disclosures of interest

None.

P&E 19/16

Minutes

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

P&E 20/16

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 15th September 2016.**

16/P/01359

Location: The White Hart, High Street, Ripley, GU23 6BB.

Proposal: Erection of an outbuilding.

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

Ripley Parish Council objects to Planning Application 16/P/01359. Due to the quality of the drawing it is difficult to formulate an accurate visualisation of how the finished building is intended to look, but the council notes that the proposal for a detached garage of similar proportions was withdrawn from previous application 15/P/02078.

16/P/01369

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

Proposal: Proposed shop front and window (retrospective application).

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

Ripley Parish Council supports Planning Application 16/P/01369.

16/P/01459

Location: Land with frontage to Long Reach, Silkmore Lane and Green Lane West, Long Reach, West Horsley.

Proposal: Change of use from Agricultural land to Suitable Alternative Natural Greenspace (SANG) with associated scheme of landscaping including a circular walkway, hedge planting and boundary works, new access works, cycle and car parking, interpretation points, benches and bins.

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

Ripley Parish Council objects to Planning Application 16/P/01459. No exceptional circumstances have been demonstrated and the proposal represents a loss of agricultural land within the Green Belt. There are at present no new local developments approved for a SANG scheme to offset. The Application therefore represents inappropriate development in the Green Belt.

16/P/01526

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

Proposal: Rear single storey extension following demolition of existing extension. Changes to fenestration and repositioning of front entrance and canopy. Addition of sun pipe to roof.

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

Ripley Parish Council supports Planning Application 16/P/01526.

P&E 21/16

Planning Enforcement & Decisions

Members received and considered the delegated decisions reports from Guildford Borough Council. No details of open and closed enforcement cases had been received since the previous meeting. The approved Application 16/P/01026 for revised opening hours at Lovelace Works was discussed. The Application had been approved without sight of the new operator's Delivery Management Plan, and this would be sought from GBC. It was noted that the Lovelace Works lie well outside the local shopping area.

P&E 22/16

Planning & Environment

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

i) Follow-up on GBC IT trial.

It was RESOLVED: That comments on the GBC IT trial be returned. The parish council needed an update on viewing more than one pdf at a time. It was posited that the equipment should remain the property of GBC, with responsibility for renewal and maintenance with the IT department.

ii) Invitation to Cllr training event run by SSALC.

It was RESOLVED: That Cllr attendance at the event be resolved at a future meeting.

iii) Notification of Application for Variation of licensing conditions – Co-op.

It was RESOLVED: That a response be formulated. The existing licensing hours served the previous supermarket perfectly well. The store lies in a residential area some distance from the local shopping area and, as such, it is a non-conforming use. The licensing hours of 7am – 11pm on Sundays would conflict with the planning approval received on Application 16/P/01026.

iv) Email from a local resident regarding licensing hours at the Co-op and parking at Ebenezer Baptist Chapel.

It was RESOLVED: That members would meet with Mr John Deal at the Ebenezer Baptist Chapel.

P&E 23/16

Date of the next meeting

The next meeting was scheduled to take place on Monday 15th August 2016 at 1800hrs at the Parish Council Office.

The meeting closed at 1850hrs.

Signed:

Date: