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RIPLEY PARISH COUNCIL

MINUTES of the PLANNING & ENVIRONMENT COMMITTEE MEETING held on MONDAY 15th AUGUST 2016 at 1800hrs in the PARISH COUNCIL OFFICE

- Present** Cllr Caspar Hancock (Chairperson)
Cllr Jennie Cliff
Cllr Lianne Mealing
Cllr Suzie Powell-Cullingford
Cllr Vernon Wood
Clerk to the Council Jim Morris
- 5 members of the public
- P&E 24/16** **Apologies for absence**
- Apologies for absence were received and accepted from Cllr Richard Ayears.
- P&E 25/16** **Disclosures of interest**
- No disclosures of interest were received.
- P&E 26/16** **Minutes**
- The minutes of the meeting held on Monday 25th July 2016 were received, confirmed and signed as a true and correct record by the Chairperson.
- P&E 27/16** **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/01570**
Location: Kelima, Portsmouth Road, Ripley, GU23 6EW.
Proposal: Rear dormer loft conversion over existing extension.
Contact: Sigourney Fox sigourney.fox@guildford.gov.uk
Ripley Parish Council supports Planning Application 16/P/01570.
- 16/P/01645 & 16/P/01646**
Location: The Talbot Inn, High Street, Ripley, GU23 6BB.
Proposal: Full application and Listed Building Consent for proposed installation of a car parking management system.
Contact: Chris Gent chris.gent@guildford.gov.uk
Ripley Parish Council objects to Planning Applications 16/P/01645 & 16/P/01646. National Planning Policy Framework (NPPF) paragraph 132 states: "When considering the impact of a

proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation", and paragraph 134 goes on to state: "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use".

The site is within the Ripley Conservation Area, adjoins listed buildings including the Grade II* Talbot Inn which falls within the top 6% of listed buildings. Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 are observed within Guildford Borough Council's 2003 Local Plan Policies: G5 (3) Space Around Buildings, G5 (8) Traffic, Parking and Design, G7 Shopfront Design, HE1 Proposals which affect Listed Buildings, HE4 New Development which affects the Setting of a Listed Building, and HE7 (6) the need or scope to remove unsightly and inappropriate features or details, which reinforce this position in relation to The Talbot Inn as a grade II* Listed Building. The view of the building as part of the street scene will be adversely affected by the installation of ANPR cameras and associated signage and bollards.

Ripley Parish Council's Planning Policy viewpoint 3 also promotes the Historic Environment by i) protecting old buildings with historical and/or architectural significance to Ripley, and iii) encouraging shop and business signage to fit in with surroundings.

There are many faults and inconsistencies with the proposal as entered by the applicant:

- No mention is made of the trees covered by TPOs, information on which is available via the mapping system on the GBC website.
- The map in s3 of the Heritage Statement states that there is a "Gate Location which is never used [sic]". This gate is a historic access between Ryde Close and residents' parking spaces and has been in use for many years.
- S4 of the Heritage Statement posits that there is "misuse [of] the parking facilities in the area", yet no evidence of this is provided.
- The map provided in the Design & Access Statement s6.1 gives a misleading extent of the site involved.

In addition to these points, the installation of the proposed ANPR camera will certainly result in the loss of parking spaces. No details of the proposed new parking rules have been provided. No details of lighting of the proposed signs have been provided. Ten signs are proposed and this is excessive within the context of a 45 space car park. The text on the proposed signs is unclear, but the signs will not be in keeping with the setting for the reasons set out. The need for a parking management system has not been adequately explained and the proposals may result in an adverse impact on surrounding parking provision.

It is for these reasons that this proposal should be refused at the earliest opportunity.

16/P/01647

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

Proposal: Advertisement consent for the display of car parking management signs at the rear of The Talbot Inn.

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

Ripley Parish Council objects to Planning Application 16/P/01647. The proposed car parking management signs are inappropriate in the setting of a grade II* Listed Building under policies G8 Advertisements, HE5 Advertisements on Listed Buildings, and HE8 Advertisements in Conservation Areas of the current Guildford Borough Council Local Plan and policy D3 of Guildford Borough Council's new draft Local Plan.

It is for these reasons that this proposal should be refused at the earliest opportunity.

/SCC Ref 2014/0150

Site: The Drift Golf Club, The Drift, East Horsley, KT24 5HD.

Proposal: The importation, deposit and engineering of 54,878m³ (some 87,805 tonnes) of inert waste materials on 3.45ha of land within the existing golf course facility so as to remodel the existing practice ground outfield and to construct a new 11,000m³ irrigation storage lake as part of a

strategy to provide sustainable rainwater harvesting scheme; create a new outdoor short game practice and teaching facility including a putting and chipping green; provide a new 769m² building with 30 covered practice bays and associated storage, ablution, lavatory, teaching and administrative facilities for the benefit of the general public, schools, the junior academy and club members; with associated ecological improvements over a period of 9 months and involving some 6,097 HGV trips or 12,194 HGV movements (based on a conversion rate of 13m³ (9m³ compacted) per 20 tonne HGV) on a one way circular route at a maximum of 33 HGV trips (66 HGV movements) per day, with temporary passing bays and traffic management measures along The Drift.

Contact: Dustin Lees MWCD@surreycc.gov.uk

Ripley Parish Council deferred Planning Application 2014/0150 until the next meeting.

P&E 28/16 **Planning Enforcement & Decisions**

Members received and considered the delegated decisions reports from Guildford Borough Council. Two enforcement cases had been closed since the previous meeting.

P&E 29/16 **Planning & Environment**

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

i) Information and request for feedback for the upcoming Cluster Meeting.

It was RESOLVED: That footpaths and bridges be proposed as subjects for the Cluster Meeting.

ii) Invitation to the upcoming Eastern Parishes Cluster Meeting.

It was RESOLVED: That Cllrs Ayears and / or Mealing would attend the meeting.

iii) Invitation to Cllr training event run by SSALC.

It was RESOLVED: That Cllrs Ayears and / or Cross would be offered the opportunity to attend the meeting.

iv) Invitation to a free training event run by Surrey Prepared.

It was RESOLVED: That members of the Village Hall Trustees would be offered the opportunity to attend the event.

v) Parish Council tree works Planning Applications for the Burial Ground.

It was RESOLVED: That the Planning Applications (notifications of proposed tree works within a Conservation Area) be entered with GBC.

P&E 30/16 **Date of the next meeting**

The next meeting was scheduled to take place on Monday 5th September 2016 at 1800hrs at the Parish Council Office.

The meeting closed at 1905hrs.

Signed:

Date: