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RIPLEY PARISH COUNCIL

MINUTES of the PLANNING & ENVIRONMENT COMMITTEE MEETING held on MONDAY 5th SEPTEMBER 2016 at 1800hrs in the PARISH COUNCIL OFFICE

Present Cllr Caspar Hancock (Chairperson)
Cllr Lisanne Mealing
Cllr Suzie Powell-Cullingford
Cllr Vernon Wood
Clerk to the Council Jim Morris

P&E 31/16 **Apologies for absence**

Apologies for absence were received and accepted from Cllrs Richard Ayeards and Jennie Cliff.

P&E 32/16 **Disclosures of interest**

Disclosures of interest on applications 16/T/00181, 16/T/00185, 16/T/00186, 16/T/00187, 16/T/00188, and 16/T/00189 were received from all members. The applications had been entered by Ripley Parish Council.

P&E 33/16 **Minutes**

The minutes of the meeting held on Monday 15th August 2016 were received, confirmed and signed as a true and correct record by the Chairperson.

P&E 34/16 **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 20th October 2016.**

/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 again objects to Planning Application ref 2014/0150 for the reasons previously set out at the Planning & Environment Committee meetings held on 13th October 2014 and 24th August 2015, namely: a) the application will entail an unacceptable increase in HGV traffic on unsuitable local roads, b) the scale of traffic movement associated with a proposal of this scale, and c) the potential run-off of water from the proposed artificial lake into local watercourses in the event of adverse weather conditions. Ripley Parish Council also identifies that sightlines on The Drift are not suitable, and that the proposal would adversely affect wider traffic movements around both Effingham and East Horsley stations, particularly at busy morning and evening times.

16/P/01737

Location: Ripley Court, Rose Lane, Ripley, GU23 6NE.

Proposal: Certificate of Lawful Development for existing use to establish whether the land has been used as a car park for more than 10 years from the date of this application.

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

Ripley Parish Council agrees that the area in question has been used as parking on an informal basis for over 10 years. The area is used for school drop-offs and by the neighbouring Scout troop. This application is therefore supported, but any future application to create a more permanent parking area would be strongly resisted.

16/T/00181

Location: Ripley Burial Ground, High Street, Ripley, GU23 6BG.

Proposal: T1 – T5 Lawson Cypress – Fell T1, T4 & T5 leaning into Burial Ground. T2 leaning into neighbours garden. T3 dead stem.

Contact: Eleanor Blows eleanor.blows@guildford.gov.uk

Ripley Parish Council cannot comment on its own Notification of Proposed Works to Trees in a Conservation Area.

16/T/00185

Location: Ripley Burial Ground, High Street, Ripley, GU23 6BG.

Proposal: T1 Cherry – Fell and replace with native hedgerow species. G1 Four Lawson Cypress – Fell and replace with native hedgerow species. G2 three Lawson Cypress – Fell and replace with native hedgerow species.

Contact: Eleanor Blows eleanor.blows@guildford.gov.uk

Ripley Parish Council cannot comment on its own Notification of Proposed Works to Trees in a Conservation Area.

16/T/00186

Location: Ripley Burial Ground, High Street, Ripley, GU23 6BG.

Proposal: G1 13 Lawson Cypress – Fell to create space.

Contact: Eleanor Blows eleanor.blows@guildford.gov.uk

Ripley Parish Council cannot comment on its own Notification of Proposed Works to Trees in a Conservation Area.

16/T/00187

Location: Ripley Burial Ground, High Street, Ripley, GU23 6BG.

Proposal: G1 3 Lawson Cypress and 3 Elder – Fell to create space.

Contact: Eleanor Blows eleanor.blows@guildford.gov.uk

Ripley Parish Council cannot comment on its own Notification of Proposed Works to Trees in a Conservation Area.

16/T/00188

Location: Ripley Burial Ground, High Street, Ripley, GU23 6BG.

Proposal: T1 Oak – Crown lift 2 metres and remove ivy. G1 1 Elder, 2 Holly and 14 Lawson Cypress – Fell to create space.

Contact: Eleanor Blows eleanor.blows@guildford.gov.uk

Ripley Parish Council cannot comment on its own Notification of Proposed Works to Trees in a Conservation Area.

16/T/00189

Location: Ripley Burial Ground, High Street, Ripley, GU23 6BG.

Proposal: T1 Conifer – Fell. T2, T3 Thuja – Crown lift 2 metres and remove deadwood. T4, T6 Ash – Crown lift 3 metres. T5 Ash – Fell. T7 Conifer – Crown lift 2 metres. G1 Conifer - Fell.

Contact: Eleanor Blows eleanor.blows@guildford.gov.uk

Ripley Parish Council cannot comment on its own Notification of Proposed Works to Trees in a Conservation Area.

P&E 35/16 Planning Enforcement & Decisions

Members received and considered the delegated decisions reports from Guildford Borough Council. One enforcement case had been closed since the previous meeting. A query was raised over Enforcement case no. EN/16/00266, and it was resolved to contact the case officer in order to relay further information.

A further query was raised over the approval of Planning Application 16/P/01368. The parish council had not been consulted on the proposal, and it was resolved to contact GBC to ask for information.

P&E 36/16 Planning & Environment

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

i) Communication from GBC and letter to local residents regarding the parish council's proposed tree works in the Burial Ground.

It was RESOLVED: That the communication from GBC be noted. In order to comply with Ripley Parish Council Minute 182/15(g), a letter would be delivered to residents adjacent to the Burial Ground, and the same letter be published on the parish council's website and on the village noticeboards.

ii) Communication from GBC regarding tree works carried out at West End Cottages.

It was RESOLVED: That the communication be noted.

iii) Communication from GBC regarding a closed enforcement case.

It was RESOLVED: That the communication be noted.

iv) Communication from GBC regarding an ACV nomination.

It was RESOLVED: That Village Hall Trustees would be approached to provide information on hall users and projected future use of the hall and land.

v) Communication from GBC regarding Parish Council Workshops.

It was RESOLVED: That Cllr Ayears be asked to attend one of the proposed meetings.

P&E 37/16 Date of the next meeting

The next meeting was scheduled to take place on Monday 26th September 2016 at 1800hrs at the Parish Council Office.

The meeting closed at 1855hrs.

Signed:

Date: