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RIPLEY PARISH COUNCIL

MINUTES of the PLANNING & ENVIRONMENT COMMITTEE MEETING held on MONDAY 26th SEPTEMBER 2016 at 1800hrs in the PARISH COUNCIL OFFICE

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

P&E 38/16 Apologies for absence

Apologies for absence were received and accepted from Cllr Richard Ayears.

P&E 39/16 Disclosures of interest

No disclosures of interest were received.

P&E 40/16 Minutes

The minutes of the meeting held on Monday 5th September 2016 were received, confirmed and signed as a true and correct record by the Chairperson.

P&E 41/16 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 17th November 2016.**

16/P/01773

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

Proposal: Erection of 3 terraced dwellings.

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

Ripley Parish Council objects to Planning Application ref 16/P/01773. The comments raised in the decision notice for planning application 16/P/01010 have not been addressed, namely that the proposal was deemed to be contrary to policies HE7, HE10, RE3 and G5 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction 24 September 2007), the NPPF and due regard to section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990, an Arboricultural Tree Report and Method Statement has not been produced, contrary to policy NE5 and G5 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction 24 September 2007) and paragraph 118 of the NPPF, and that the development is contrary to the objectives of policies NE1 and NE4 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction on 24/09/07) and conflicts with saved policy NRM6 of the South East Plan 2009. For the same reasons the development would fail to meet the requirements of Regulation 61 of The Conservation of Habitats and Species

Regulations 2010, as amended, and as the development does not meet the requirements of Regulation 62 the Local Planning Authority must refuse to grant planning permission. Ripley Parish Council therefore reiterates its objections to the original proposal for this site. The new proposal still 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 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 therefore has an adverse impact on the openness of the green belt. No exceptional circumstances have been demonstrated therefore this development should be refused. In addition to these points, and although it is accepted that this is not a planning consideration, no detail is given on proposed access arrangements over the parish council's land. The parking issues at West End Cottages will be exacerbated by the removal of parking access for number 6. It is also noted that there is little demand for properties of this size and type in the local area.

16/T/00190

Location: Honeysuckle Cottage, 1 West End Cottages, High Street, Ripley, GU23 6AD.

Proposal: Reduce overall crown of Sycamore by 30% back to previous pollard points, remove epicormic growth (Ripley Conservation Area).

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

Ripley Parish Council has no objection to 16/T/00190.

P&E 42/16

Planning Enforcement & Decisions

No relevant delegated decisions reports had been received from Guildford Borough Council.

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.

P&E 43/16

Planning & Environment

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

i) Letter regarding an overgrown tree.

It was RESOLVED: That the letter be noted and a reply drafted. The parish council resolved to look into getting the tree pollarded.

ii) Letter regarding the Nature Reserve development.

It was RESOLVED: That the letter be noted and a reply drafted.

iii) GBC consultation on the Supplementary Planning Documents (SPDs).

It was RESOLVED: That the consultation be noted. The Committee deferred this item until the next meeting, at which it was proposed that a response be formulated in advance.

P&E 44/16

Date of the next meeting

The next meeting was scheduled to take place on Monday 17th October 2016 at 1800hrs at the Parish Council Office.

The meeting closed at 1850hrs.

Signed:

Date: