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RIPLEY PARISH COUNCIL

**MINUTES of the PLANNING & ENVIRONMENT COMMITTEE MEETING
held on MONDAY 28th NOVEMBER 2016 at 1800hrs in the PARISH COUNCIL OFFICE**

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

2 members of the public

P&E 59/16 Apologies for absence

No apologies for absence were received.

P&E 60/16 Disclosures of interest

No disclosures of interest were received.

P&E 61/16 Minutes

The minutes of the meeting held on Monday 7th November 2016 were received, confirmed and signed as a true and correct record by the Chairperson.

P&E 62/16 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 12th January 2017.**

16/P/02226

Location: 17 The Spinney, Ripley Road, GU23 7LH.

Proposal: Proposed single storey front extension and two storey side extension following demolition of existing single storey side extension.

Contact: Charlotte McSharry charlotte.mcsharry@guildford.gov.uk

Ripley Parish Council objects to Planning Application ref 16/P/02226. RPC's own Planning Policy disagrees with adding multiple bedrooms to properties as this represents a loss of smaller dwellings within the parish. The addition of around 50% of the existing floorspace represents overdevelopment of the site and the resulting property will be disproportionate to the surrounding dwellings.

16/P/02254

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

Proposal: Single storey outbuilding in rear garden.

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

Ripley Parish Council objects to Planning Application ref 16/P/02254. The decision notice for Planning Application ref 16/P/01359, which read: “The indicated root protection area within the submitted arboricultural method statement does not reflect the likely growth patterns on site. Therefore, the arboricultural method statement is inadequate and further on-site investigation is required. The extent of the proposed development would be potentially detrimental to the trees health in the long-term. Given the potential for the decline in the trees health and the impact this would have on the character of the area, the proposed works cannot be supported. As such, the tree works would be contrary to Policies NE5 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction 24 September 2007)” has not been addressed by the new Application. Insufficient evidence has been provided to assure RPC that appropriate levels of protection for the tree roots has been considered. The drawings accompanying the Application are insufficient for an Application within the boundary of the Ripley Conservation Area.

16/P/02260

Location: Lovelace Works, High Street, Ripley.

Proposal: Removal of condition 3 and 4 and variation of condition 9 of planning permission 16/P/01026 approved 12/07/16 to remove conditions that do not meet the NPPF requirement and to allow increased trading hours on Sundays and Bank holidays.

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

Ripley Parish Council objects to Planning Application ref 16/P/02260. There are no good reasons to extend opening hours on Sundays and Bank Holidays (condition 9), and any alterations would negatively impact neighbouring and adjacent properties although conditions 3 and 4 can be lifted without any alteration to condition 9. Ripley Parish Council does not object to a relaxation of the condition to permit the movement of customers’ cars outside of the current hours to facilitate trading but with no relaxation of delivery times as already approved.

16/T/00282

Location: Land adjacent Wey Navigation at Papercourt Lock, Papercourt Lane, Ripley.

Proposal: G1 (Group of Willow trees) – re-pollard (Wey & Godalming Navigations Conservation Area).

Contact: Madeline Cosgrove madeline.cosgrove@guildford.gov.uk

Ripley Parish Council supports Application ref 16/T/00282.

16/P/02335

Location: 33 Newark Lane, Ripley, GU23 6BS.

Proposal: Demolition of existing single storey rear extension, part single storey/part two storey side/rear extension.

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

Ripley Parish Council objects to Planning Application ref 16/P/02335. The proposal represents overdevelopment of the site, unbalances the appearance of the block of terraced housing, and unnecessarily negatively impacts the street scene within Ripley Conservation Area. The projected roofline, in particular, causes the block to lose its integrity as a Victorian terrace.

MINOR VARIATION

Location: The Clock House, High Street, Ripley, GU23 6AQ.

Proposal: Application for a minor variation to a premises licence or club premises certificate under the Licensing Act 2003.

Ripley Parish Council supports the Minor Variation Application.

P&E 63/16

Planning Enforcement & Decisions

There had been no Enforcement cases notified.

P&E 64/16 **Planning & Environment**

Members received and considered communications under the remit of the P&E Committee:

i) Update on review of Ripley Parish Council Planning Policy.

It was RESOLVED: That the updated Policy would be tabled at a future meeting.

ii) Information on the Highways Localism scheme.

It was RESOLVED: That further information on the Highways Localism Scheme be sought.

iii) Information on new parking rules for Ripley High Street.

It was RESOLVED: That the new parking rules be noted.

iv) Information on applying for rule 6 status.

It was RESOLVED: That Ripley Parish Council would seek Rule 6 status for the upcoming appeal APP/Y3615/W/16/3159894.

v) Schedule of P&E meetings 2017

It was RESOLVED: That the schedule of meetings be noted.

P&E 65/16 **Date of the next meeting**

The next meeting was scheduled to take place on Monday 19th December 2016 at 1800hrs at the Parish Council Office.

The meeting closed at 1920hrs.

Signed:

Date: