



Ripley Parish Council Office  
4 Rio House  
High Street  
Ripley  
Surrey  
GU23 6AE  
Phone: 01483 224847  
[clerk@ripleyparishcouncil.gov.uk](mailto:clerk@ripleyparishcouncil.gov.uk)  
[www.ripleyparishcouncil.gov.uk](http://www.ripleyparishcouncil.gov.uk)

---

## **RIPLEY PARISH COUNCIL**

### **MINUTES of the PLANNING & ENVIRONMENT COMMITTEE MEETING held on MONDAY 19<sup>th</sup> DECEMBER 2016 at 1800hrs in the PARISH COUNCIL OFFICE**

- Present** Cllr Richard Ayears (Chairperson)  
Cllr Jennie Cliff  
Cllr Caspar Hancock  
Cllr Suzie Powell-Cullingford  
Cllr Vernon Wood  
Clerk to the Council Jim Morris
- 1 member of the public
- P&E 66/16** **Apologies for absence**
- No apologies for absence were received.
- P&E 67/16** **Disclosures of interest**
- No disclosures of interest were received.
- P&E 68/16** **Minutes**
- The minutes of the meeting held on Monday 28<sup>th</sup> November 2016 were received, confirmed and signed as a true and correct record by the Chairperson.
- P&E 69/16** **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 16<sup>th</sup> February 2017.**
- 16/P/01773**  
Location: 6 West End Cottages, Ripley, GU23 6AD.  
Proposal: Erection of 3 terraced cottages.  
Contact: Michael Parker [michael.parker@guildford.gov.uk](mailto:michael.parker@guildford.gov.uk)  
**Members considered new drawings which had been added to Application ref 16/P/01773. There were no additional comments.**
- 16/P/02394**  
Location: 37 Wentworth Close, Ripley, GU23 6DB.  
Proposal: Single storey rear extension and garage conversion.  
Contact: Charlotte McSharry [charlotte.mcsharry@guildford.gov.uk](mailto:charlotte.mcsharry@guildford.gov.uk)

Ripley Parish Council supports Planning Application ref 16/P/02394. Queries were raised, however, over whether neighbours were adequately consulted over the proposals and their long-term impact on the reduction of communal parking.\*

**16/P/02439**

Location: 55 Georgelands, Ripley, GU23 6DF.

Proposal: Proposed front porch and part single storey part two storey rear extension following demolition of existing conservatory.

Contact: Becky Souter [rebecca.souter@guildford.gov.uk](mailto:rebecca.souter@guildford.gov.uk)

**Ripley Parish Council supports Planning Application ref 16/P/02439.**

**16/P/02470**

Location: Ripley Garage, Portsmouth Road, Ripley, GU23 6EY.

Proposal: Change of use from unused ancillary office space to a one bedroom flat. Addition of a new window.

Contact: Charlotte McSharry [charlotte.mcsharry@guildford.gov.uk](mailto:charlotte.mcsharry@guildford.gov.uk)

**Ripley Parish Council objects to Planning Application ref 16/P/02470. The Application does not comply with Policy 2.1 of Ripley Parish Council's Planning Policy, namely: "Encourage the retention of small commercial premises and support those businesses which employ villagers (NPPF Ch 3 Supporting a prosperous rural community)."**

**16/P/02453, 16/P/02454, & 16/P/02455**

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

Proposal: Planning, Advertisement, and Listed Building Consent for installation of a car parking management system.

Contact: Chris Gent [christopher.gent@guildford.gov.uk](mailto:christopher.gent@guildford.gov.uk)

**Ripley Parish Council objects to Planning Applications refs 16/P/02453, 16/P/02454, and 16/P/02455. No new information appears to have been given to support the Applications, and there are still anomalies and omissions within the proposals, such as the labelling of "gate location which is never used" on page 6 of the Heritage Statement, and the misinformation given in S.11 of the Application Form. The new proposal which depicts a wall mounted camera rather than a column mounted camera still represents unacceptable alterations to a Grade II\* Listed Building. Ripley Parish Council therefore reiterates its previous objection to Planning Applications refs 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/02491**

Location: Hurst Farm, Portsmouth Road, Ripley, GU23 6EY.

Proposal: Conversion of part of a rural building to form a single unit of residential accommodation.

Contact: Michael Parker [michael.parker@guildford.gov.uk](mailto:michael.parker@guildford.gov.uk)

**Ripley Parish Council objects to Planning Application ref 16/P/02491. Despite the information given within the applicant’s Planning Policy, Design and Access and Heritage Statement, the proposal represents inappropriate and unacceptable development in the green belt and no exceptional circumstances have been demonstrated or established. The site currently has an Enforcement case outstanding, EN/15/00088, and there is a history of unofficial residential use at this location.**

#### **P&E 70/16**

##### **Planning Enforcement & Decisions**

Two Enforcement cases had been notified as being closed, with information on the outcome of a further case. The Committee was disappointed to note that one of the Enforcement cases which had been notified as closed had expired after taking an excessively long time to resolve.

#### **P&E 71/16**

##### **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) Email regarding 16/P/02226.

**It was RESOLVED: That members would consider the email once the decision on 16/P/02226 was known.**

iii) Email from the new GBC Head of Planning and Regeneration.

**It was RESOLVED: That a meeting with the new Guildford Borough Council Head of Planning and Regeneration be scheduled.**

iv) Email regarding Christmas tree recycling.

**It was RESOLVED: That the email be noted.**

v) Update on RPC application for Rule 6 representation

**It was RESOLVED: That the update be noted. There was a possibility that Ripley Parish Council would have to join other local councils or Borough Councillors in submitting an application to be granted Rule 6 status.**

vi) Parish Council response to the M25 junction 10/A3 Wisley interchange improvement scheme

**It was RESOLVED: That a response to the M25 junction 10/A3 Wisley interchange improvement scheme be proposed. Following a vote, the Committee resolved to support Option 9 – 4 level flyover, although the rejected Option 16, which would have removed the existing roundabout in favour of a full motorway junction was ultimately favoured.**

**P&E 72/16**      **Date of the next meeting**

The next meeting was scheduled to take place on Monday 9<sup>th</sup> January 2017 at 1800hrs at the Parish Council Office.

The meeting closed at 1900hrs.

Signed:

Date:

**\*Following the meeting, information was received by the parish clerk which may have had significant implications for the parish council's viewpoint. The deadline for comment was extended to 10<sup>th</sup> January 2017.**