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## RIPLEY PARISH COUNCIL

### **MINUTES of the PLANNING & ENVIRONMENT COMMITTEE MEETING held on MONDAY 30<sup>th</sup> JANUARY 2017 at 1800hrs in the PARISH COUNCIL OFFICE**

- Present Cllr Richard Ayears (Chairperson)  
Cllr Jennie Cliff  
Cllr Caspar Hancock  
Cllr Lisanne Mealing  
Cllr Vernon Wood  
Clerk to the Council Jim Morris
- 3 members of the public
- P&E 80/16** **Apologies for absence**
- No apologies for absence were received.
- P&E 81/16** **Disclosures of interest**
- No disclosures of interest were received.
- P&E 82/16** **Minutes**
- The Minutes of the meeting held on 9<sup>th</sup> January 2017 were received, confirmed and signed as a true and correct record by the Chairperson.
- P&E 83/16** **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> March 2017.**
- 17/P/00038**  
Location: Valentines Farm, Rose Lane, Ripley, GU23 6NE.  
Proposal: Proposed dayroom.  
Contact: Chris Gent [christopher.gent@guildford.gov.uk](mailto:christopher.gent@guildford.gov.uk)  
**Ripley Parish Council objects to Planning Application ref 17/P/00038. RPC wishes to draw attention to the apparent change in property name from "The Paddocks" to "Valentines Farm". RPC believes that this is the incorrect address for the site and should not be confused with the adjacent site operated by Titan Sheds.  
The Paddocks has a current GBC Enforcement case EN/15/00475 relating to uncontrolled further development on the site and which is still under investigation. RPC has advised GBC through the Enforcement Team that the following Conditions imposed by the Planning Inspector have not been adhered to;**

4) No more than 5 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 (of which no more than 1 shall be a static caravan) shall be stationed on the site at any time.

7) No commercial activities shall take place on the land, including the storage of materials.

9) The development hereby permitted shall be carried out in accordance with the following approved plan: Plan 1 – location plan.

The site in this application has only temporary permission following appeal APP/Y3615/A/14/2228519 and this permanent structure is inappropriate considering the lifetime of the temporary change of use granted for “use of land for a caravan site for single extended family”.

The site lies within the Metropolitan Green Belt. The development comprises inappropriate development in the Green Belt, as it is in conflict with one of the purposes of including land in the Green Belt, and it would reduce its openness. It also lies adjacent to the boundary of the Ripley Conservation Area. The proposed development would have a negative effect on the openness and purposes of the Green Belt, on the character and landscape of the area, and on the setting of Ripley Conservation Area. The development represents unjustifiable harm to the Green Belt without the very special circumstances necessary for justification.

The Planning Inspector Clive Hughes BA (Hons) MA DMS MRTPI confirms that the development has harmed the Green Belt and this further development would represent an unjustified increase to the harm caused.

This development sits outside of the settlement boundary and represents an increase in development sprawl from the village setting into the countryside, which is against a fundamental aim of the Green Belt policy.

The site, due to its closeness to the Conservation Area will undoubtedly have some impact on the setting. Policy HE10 of the Local Plan says that permission will not be granted for development that harms the setting of a Conservation Area or views into or out of that Area.

#### **17/P/00047**

Location: Avonmor Mews, Portsmouth Road, Ripley, GU23 6EQ.

Proposal: Erect electronic entrance gates between existing brick pillars.

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

Ripley Parish Council objects to Planning Application ref 17/P/00047. There is no clear evidence provided to support the claim that the area in front of dwellings at Avonmoor Mews is used as a children’s play area. To the contrary, the area is clearly designated for vehicle movements. There is also a “joint use paddock to the rear of the houses” which would possibly be better suited to use as a play area. The emerging Lovelace Neighbourhood Plan is developing policies against the installation of gates whether on new developments or retrospectively fitted. There are many peer-reviewed accounts of gated communities providing extreme examples of residential segregation and that the time-space trajectories of residents suggest a dynamic pattern of separation that goes beyond the place of residence. Gated communities further extend contemporary segregatory tendencies in the community and responses are required which curtail the creation of such havens of social withdrawal.

#### **17/P/00100**

Location: 37 Wentworth Close, Ripley, GU23 6DB.

Proposal: Garage conversion and single storey rear extension.

Contact: Jo Trask [jo.trask@guildford.gov.uk](mailto:jo.trask@guildford.gov.uk)

Ripley Parish Council objects to Planning Application ref 17/P/00100. As with the withdrawn Application ref 16/P/02394, the loss of a parking space is not in accordance with GBC standards and reduces the amount of parking below the approved 1.7 allocated spaces per dwelling. Accessibility to the properties and their allocated parking must be upheld, and this application would impact negatively on the layout of the locality. The applicant’s statement, in Section 8 of the Application Form, that use of a parking space “owned by No. 40 Wentworth Close (agreed and approved by the property owner)” has not been backed up by legal documentation demonstrating the agreement in perpetuity and so must be discounted. The alternative proposition to use street parking within Wentworth Close will bring further problems to a road which already has problems with pavement parking.

**17/P/00135**

Location: 26A Grove Heath North, Ripley, GU23 6EN.

Proposal: Demolition of existing detached garage and proposed erection of two storey side extension with rear dormer creating attic room. New single storey entrance hall and rear orangery.

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

**Ripley Parish Council objects to Planning Application ref 17/P/00135. The proposal represents overdevelopment of the site and is disproportionate to other properties in Grove Heath North. RPC's own Planning Policy states: "Unless exceptional circumstances can be clearly demonstrated Ripley Parish Council will:-**

**Object to the extension of small dwellings as described in GBC Policy H9 to large dwellings i.e. greater than 85m<sup>2</sup>.**

**Object to the overdevelopment of properties where the garden space is reduced to a level less than the footprint of the property following a proposed extension.**

**Object to extensions that are disproportionate in size i.e. greater than 50% increase or are out of keeping with the area or out of proportion with the size of the plot."**

**P&E 84/16 Planning Enforcement & Decisions**

No Enforcement cases had been notified. Recent delegated decisions were noted.

**P&E 85/16 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 be adopted.**

ii) Update on RPC application for Rule 6 representation

**It was RESOLVED: That the update be noted. The parish council's Statement of Case had been entered. The Inquiry was expected to begin on 25<sup>th</sup> July 2017. RPC's Submission would need to be entered by 4 weeks before the start of the Inquiry. Members resolved to devote a significant amount of time to preparing the Submission within the coming months.**

iii) Email regarding WBC consultation on land east of Martyrs Lane

**It was RESOLVED: That RPC would not comment on the WBC consultation.**

iv) Email regarding GBC's discontinuation of providing hard copy Planning Committee Agendas

**It was RESOLVED: That several implementation issues would be raised with the GBC Head of Planning at the forthcoming full council meeting.**

v) Invitation to an engagement forum with Mike Pocock

**It was RESOLVED: That the invitation be declined.**

vi) Details of Householder Appeal ref APP/Y3615/D/16/3165512

**It was RESOLVED: That the Householder Appeal be noted.**

vii) Representation from Surrey Community Action (SCA) and Ripley Village Hall trustees regarding the parish council's Asset of Community Value nomination

**It was RESOLVED: That information from SCA regarding the legal protections offered by the Charities Commission and the Charities Act 2011 would be communicated to the full council at its next scheduled meeting.**

**P&E 86/16 Date of the next meeting**

The next meeting was scheduled to take place on Monday 20<sup>th</sup> February 2017 at 1800hrs at the Parish Council Office.

The meeting closed at 2005hrs.

Signed:

Date: