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RIPLEY PARISH COUNCIL

MINUTES of the PLANNING & ENVIRONMENT COMMITTEE MEETING held on MONDAY 13th MARCH 2017 at 1700hrs in the PARISH COUNCIL OFFICE

Present

Cllr Richard Ayears (Chairperson)
Cllr Jennie Cliff
Cllr Colin Cross
Cllr Caspar Hancock
Cllr Lisanne Mealing
Cllr Suzie Powell-Cullingford
Cllr Vernon Wood
Clerk to the Council Jim Morris

2 members of the public

P&E 94/16

Apologies for absence

No apologies for absence were received.

P&E 95/16

M25 J10/A3 Wisley Interchange

The meeting welcomed representatives of Atkins Global, who were able to provide an update on Highways England's plans for the M25 J10/A3 Wisley Interchange. Local consultation events had been well attended and many responses had been received and were being analysed. Option 9 had received roughly twice as many positive responses than Option 14, although Option 14 had been more popular with local stakeholders.

Access to and from Wisley Lane was discussed at length. Three options had been considered and a final decision was yet to be made. The Ockham roundabout would gain a new exit for access to Wisley Lane through either scheme, and the possible addition of south facing slip roads was also deliberated.

Members thanked Atkins Global for attending the meeting and for discussing the proposals frankly and at length.

Cllr Cross left the meeting at 1800hrs

P&E 96/16

Disclosures of interest

No disclosures of interest were received.

P&E 97/16

Minutes

The Minutes of the meeting held on 20th February 2017 were received, confirmed and signed as a true and correct record by the Chairperson.

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 April 2017.**

17/P/00258

Location: Nutberry Fruit Farm, Portsmouth Road, Ripley, GU23 6XX.

Proposal: Retention of static caravan for a period of 3 years during implementation of conversion of barn approved under application 15/W/00080.

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

Ripley Parish Council objects to Planning Application ref 17/P/00258. There is no reason to accept habitation at the site whilst the works to convert the barn are being undertaken and the length of time proposed for the siting of the caravan is excessive.

17/T/00046

Location: Land rear of Church Row, High Street, Ripley, GU23 6BG.

Proposal: Application for tree works – Hawthorn (T1) – sever ivy. Ash (T2) – Prune back overhanging branches by 2-3m. Ash (T3) – Prune back overhanging branches by 2-3m. Ash (T4) – (multi stemmed) remove suppressed overhanging stem. Ash (T5) – (2 x stems) fell truncated, subordinate stem. Ash (T6) – remove lowest overhanging branch originating at 4m height, prune back next overhanging branch up by 3m (branch originates at 8m height). Holly, privet, hawthorn, box, ash (G7) – prune back to boundary with hedge trimmers, remove and poison ash sapling. Ash (T8) – (veteran pollard) no work. Sycamore (T9) – (2 x stems) prune back overhanging branches by 2-3m (Ripley Conservation Area).

Contact: Caroline Cheeseman caroline.cheeseman@guildford.gov.uk

Ripley Parish Council objects to Application ref 17/T/0046. Agreement on appropriate tree works should be reached between the diocese and local residents, based on the recommendations of the GBC Arboriculturalist, before permission is granted.

17/P/00380

Location: Denehurst, 6A Newark Close, Ripley, GU23 6DW.

Proposal: Proposed front conservatory following demolition of the existing structure.

Contact: Elliot Finch elliott.finch@guildford.gov.uk

Ripley Parish Council supports Planning Application ref 17/P/00380.

17/P/00356

Location: 45 Wentworth Close, Ripley, GU23 6DB.

Proposal: Proposed single storey side extension.

Contact: Becky Souter rebecca.souter@guildford.gov.uk

Ripley Parish Council supports Planning Application ref 17/P/00356.

17/T/00053

Location: Manor House, High Street, Ripley, GU23 6AF

Proposal: T1 Strawberry tree – Reduce to 4'. T2 Pittosporum – Fell. T3 Willow – Reduce canopy by 30%. T4 Lawsons Cypress – Fell. T5 Elder – Fell. T6 – Magnolia – raise canopy slightly. T7 Viburnum Tinus (hedge) – trim to shape and maintain size.

Contact: Tim Holman tim.holman@guildford.gov.uk

Ripley Parish Council supports Application ref 17/T/00053, subject to the recommendations of the GBC Arboriculturalist. Any felled trees should be replaced with native species.

17/T/00054

Location: 45 Wentworth Close, Ripley, GU23 6DB.

Proposal: T1 Walnut tree – reduce by 20% to old cuts

Contact: Tim Holman tim.holman@guildford.gov.uk

Ripley Parish Council supports Application ref 17/T/00054, subject to the recommendations of the GBC Arboriculturalist.

17/P/00454

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

Proposal: Erect electronic gates between existing brick pillars

Contact: Becky Souter rebecca.souter@guildford.gov.uk

Ripley Parish Council objects to Planning Application ref 17/P/00454. 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, and the number of vehicles which park on the road outside of the site location further attests that the area is needed for parking. There is also a "joint use paddock to the rear of the houses" which would without doubt 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 built environment responses are required which curtail the creation of such havens of social withdrawal.

P&E 99/16 Planning Enforcement & Decisions

No closed Enforcement cases had been notified. The Chairman noted the recent progression of various outstanding Enforcement cases. A further Enforcement case in the village was discussed and would be reported.

P&E 100/16 Planning & Environment

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

i) Update on RPC application for Rule 6 representation

It was RESOLVED: That the update be noted.

ii) Planning Inspectorate decision on Albury Downs

It was RESOLVED: That the decision be noted.

iii) Householder Appeal APP/Y3615/D/17/3168313

It was RESOLVED: That the Appeal be noted.

iv) Officer recommendation for Application ref 17/P/00038

It was RESOLVED: That the recommendation be noted.

v) Details of current GBC consultation on the revised Local Validation List

It was RESOLVED: That the consultation be noted. There did not appear to be any significant changes to the current system.

vi) Email correspondence regarding Kirat Rai Premises Licence Application

It was RESOLVED: That the correspondence be noted. The parish council would enter a formal objection and would be represented at the Sub-committee hearing by Cllr Powell-Cullingford.

vii) Invitation to GBC update meeting on procedural changes within Planning Services

It was RESOLVED: That the invitation be noted. The Clerk would attend on behalf of the parish council.

P&E 101/16 Date of the next meeting

The next meeting was scheduled to take place on Monday 3rd April 2017 at 1800hrs at the Parish Council Office.

The meeting closed at 1905hrs.

Signed:

Date: