



Ripley Parish Council Office
4 Rio House
High Street
Ripley
Surrey
GU23 6AE
Phone: 01483 224847
clerk@ripleyparishcouncil.gov.uk
www.ripleyparishcouncil.gov.uk

RIPLEY PARISH COUNCIL

MINUTES of the PLANNING & ENVIRONMENT COMMITTEE MEETING held on MONDAY 3rd APRIL 2017 at 1700hrs in the PARISH COUNCIL OFFICE

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

6 members of the public

P&E 102/16 Apologies for absence

Apologies for absence were received from Cllrs Ayears and Mealing

P&E 103/16 Ripley Conservation Area Consultation

The meeting welcomed Guildford Borough Council Conservation Officer Mariana Beadsworth, who was able to provide an update on the draft Ripley Conservation Area Appraisal, the consultation for which had begun on the day of the meeting. Mariana gave information on the history of the Conservation Area Appraisal. Much of the report had been created by the late Chezel Byrd, whose remit at the time had included creating a management plan. Few resources were now available for this aspect, and the findings had been incorporated into the current Appraisal. The Appraisal was designed to identify features which ought to be protected through the planning process. A three week Consultation was taking place from Monday 3rd April 2017.

It was posited that Ripley was made up of four distinct character areas: The Green, Newark Lane, The High Street, and Rose Lane. The Conservation Area was a heritage asset in its own right. The report proposed buildings which, alongside Listed Buildings, offered positive contributions to the character of the area.

Members had identified some areas within the report which had minor inaccuracies such as typing errors. Queries over some of the wording were raised. The council expressed a preference that the area to the south west of the Conservation Area, including West End Cottages and the Toby Cottage, ought to remain within the boundary, and that the northern extension of the Conservation Area could continue to include both River End Cottage and Millstream Cottage at the far end of the Milk Road. The possibility of including Homewood Farm, to the east of the Area, was also discussed. Comments on the extent of the Conservation Area would be entered via the Consultation structures.

Mariana acknowledged the importance of the Conservation Area to the parish council, and the uses of the Appraisal when developing policy such as the Lovelace Neighbourhood Plan. Guildford Borough Council's Conservation Team was becoming better established and it was hoped that it would have time for more project work in the future. Acknowledgements of help with delivering the Appraisal would be added to the finalised document. Members agreed the meeting had been very useful and thanked Mariana for visiting the meeting.

Cllr Cross left the meeting at 1750hrs

P&E 104/16 **Disclosures of interest**

No disclosures of interest were received.

P&E 105/16 **Minutes**

The Minutes of the meeting held on 13th March 2017 were received, confirmed and signed as a true and correct record by the Chairperson.

P&E 106/16 **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 18th May 2017.**

17/P/00498

Location: Ripley Court, Rose Lane, Ripley, GU23 6NE.

Proposal: Replacement of outworn cellular matting with new “Cellpave” porous finish, and enlargement of enclosed fenced area with gates for overspill as shown on drawings.

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

Ripley Parish Council supports Planning Application ref 17/P/00498

17/T/00082

Location: Ripley Parish Council Nature Reserve, West End Cottages, High Street, Ripley, GU23 6AD.

Proposal: T1 Willow – Fell due to potential damage to adjacent property. T2 Willow – Remove ivy (Ripley Conservation Area).

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

Ripley Parish Council noted Planning Application ref 17/T/00082

17/T/00083

Location: Ripley Burial Ground, High Street, Ripley, GU23 6BG.

Proposal: T1 Oak – remove damaged limb (Ripley Conservation Area).

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

Ripley Parish Council noted Planning Application ref 17/T/00083

17/T/00084

Location: Trees to the front of The Ellwood Gallery, High Street, Ripley, GU23 6AQ.

Proposal: Lime trees – group of two (G1) – crown reduce to previous pollard points (Ripley Conservation Area).

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

Ripley Parish Council noted Planning Application ref 17/T/00084

17/P/00695

Location: Dunsborough Farm Cottage, Ripley, GU23 6AL

Proposal: Proposed change of use of ancillary residential accommodation (application 12/P/00587, allowed on appeal on 12/11/2013) to an independent dwelling with two parking spaces

Contact: Jo Trask jo.trask@guildford.gov.uk

Ripley Parish Council objects to Planning Application ref 17/P/00695. Referring to Paragraph 3 of the Appeal Decision dated 12th November 2013: “the application makes quite clear that the current proposal is for ancillary living accommodation and not a new dwelling”. The Appeal was therefore allowed on the grounds that the dwelling was to be used solely for ancillary living accommodation and this Application cannot be supported.

P&E 107/16 **Planning Enforcement & Decisions**

No Enforcement cases had been notified. Correspondence regarding recent progression of various Enforcement issues was discussed:

i) Temporary Stop Notice

It was RESOLVED: That Cllr Hancock would continue the discourse engendered by Cllr Ayers in his absence

ii) Enforcement update following Tracey Coleman's visit

It was RESOLVED: That the update be noted. The update would be included on a future Agenda alongside a current Enforcement list

iii) Notice of Enforcement case EN/17/00093

It was RESOLVED: That the Enforcement Notice be noted

iv) Information regarding Enforcement case EN/17/00070

It was RESOLVED: That the email be noted

P&E 108/16 **Planning & Environment**

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

i) Update on RPC application for Rule 6(6) representation. Rule 6(6) participants had been asked to allow for up to an extra 4 working days at the Inquiry

It was RESOLVED: That the update be noted

ii) Notification of Albury Neighbourhood Area designation

It was RESOLVED: That the Notification be noted

iii) Notification of Effingham Neighbourhood Plan Consultation

It was RESOLVED: That the Consultation be noted

iv) Notification of Appeal ref APP/Y3615/W/16/3164814

It was RESOLVED: That the Appeal be noted. Further comments would be entered regarding the parish council's ongoing air quality monitoring

v) Notification of East Horsley Neighbourhood Plan Regulation 14 Consultation

It was RESOLVED: That the Consultation be noted. A hard copy of the East Horsley Neighbourhood Plan would be made available for the next P&E meeting

vi) GBC press release concerning air quality

It was RESOLVED: That the press release be noted

vii) Draft Minutes of the parish council's planning update meeting held at GBC on 23/3/17

It was RESOLVED: That the draft Minutes be noted

P&E 109/16 **Date of the next meeting**

The next meeting was scheduled to take place on Monday 24th April 2017 at 1800hrs at the Parish Council Office.

The meeting closed at 1905hrs.

Signed:

Date: