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RIPLEY PARISH COUNCIL

MINUTES of the PLANNING & ENVIRONMENT COMMITTEE MEETING held on MONDAY 22nd MAY 2017 at 1800hrs in the PARISH COUNCIL OFFICE

Present Cllr Caspar Hancock (Chairman)
Cllr Suzie Powell-Cullingford
Cllr Vernon Wood
Clerk to the Council Jim Morris

P&E 01/17 Apologies for absence

Apologies for absence were received from Cllrs Ayears, Cliff, and Mealing

P&E 02/17 Disclosures of interest

No disclosures of interest were received.

P&E 03/17 Minutes

The Minutes of the meeting held on 24th April 2017 were received, confirmed and signed as a true and correct record by the Chairman

P&E 04/17 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 July 2017.**

17/P/00696

Location: Wayside, Polesden Lane, Ripley, GU23 6DX

Proposal: Proposed new side porch, single and two storey rear extension following demolition of rear outhouse

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

Ripley Parish Council supports Planning Application ref 17/P/00696

17/T/00111

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

Proposal: 1. Ash and Acacia adjacent to playground: Crown reduce by 2 – 4m overall – reason safety to play ground

2. Little Court Pond: Dead Ash limb remove/ Remove limb over play area/ Cut Ivy/ Remove 3 dead Elms in hedge – Reason safety to play area

5. In centre of pitches: 2 Poplar – Re-pollard/ Leaning Beech – Re-reduce crown. Reason safety to sports field

7. Red Oak – Remove deadwood. Reason safety to target area
8. Oak – Remove low dead limbs/ crown lift to 3m. Reason safety to target area
10. Acacia – adjacent to above – Crown reduce by 2m. Reason safety to target area
11. 2 Holm Oak – Remove dead branches. Reason safety to target area
14. Dead Amelanchia by wall – Fell to ground level. Reason safety to target area
Contact: Tim Holman tim.holman@guildford.gov.uk

Ripley Parish Council supports Planning Application ref 17/T/00111

17/P/00780

Location: Units 1A and 2, Rio House, High Street, Ripley, GU23 6AE
Proposal: Listed Building Consent for the installation of seven internal wall mounted air conditioning units and three external condensers

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

Ripley Parish Council supports Planning Application ref 17/P/00780, subject to the plans meeting the approval of the GBC Conservation Team.

17/P/00857

Location: First Floor, Fairmile House, High Street, Ripley, GU23 6AN
Proposal: Proposed change of use to the first floor currently A2 (offices) to C3 (residential) to provide 1 two bed apartment (retrospective)

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

Ripley Parish Council objects to Planning Application ref 17/P/00857. The proposal represents further loss of commercial premises in the village, and is unacceptable under Ripley Parish Council's own Planning Policy, namely that it objects to the loss of small commercial premises and supports those businesses which employ villagers (NPPF Ch 3 Supporting a prosperous rural community)

17/P/00936

Location: 18 Grove Heath North, Ripley, GU23 6EN
Proposal: Demolition of existing rear conservatory and erect a single storey rear extension with rear dormer including loft room

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

Ripley Parish Council supports Planning Application ref 17/P/00936

17/P/00973

Location: Kelima, Portsmouth Road, Ripley, GU23 6EW
Proposal: Proposed single storey rear extension and garage conversion, following removal of existing conservatory

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

Ripley Parish Council supports Planning Application ref 17/P/00973

17/T/00117

Location: St Mary's Cottage, High Street, Ripley, GU23 6AE
Proposal: Fir (T1) – fell due to excessive lean towards cemetery wall (Ripley Conservation Area)

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

Ripley Parish Council supports Planning Application ref 17/T/00117, subject to the approval of the GBC Arboriculturalist. The Parish Council asks that the tree be replaced with a native specimen.

17/P/01002

Location: 6 West End Cottages, High Street, Ripley, GU23 6AD

Proposal: Erection of 3 terraced dwellings

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

Ripley Parish Council objects to Planning Application ref 17/P/01002. As per the parish council's objections to both Planning Applications ref 16/P/01773 and 16/P/01010, many of the previous concerns have not been addressed, namely that proposal 16/P/01010 was

deemed to be contrary to policies HE7, HE10, RE3 and G5 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction 24 September 2007), the NPPF and due regard to section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990, and that the development is contrary to the objectives of policies NE1 and NE4 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction on 24/09/07) and conflicts with saved policy NRM6 of the South East Plan 2009. For the same reasons the development would fail to meet the requirements of Regulation 61 of The Conservation of Habitats and Species Regulations 2010, as amended, and as the development does not meet the requirements of Regulation 62 the Local Planning Authority must refuse to grant planning permission.

Ripley Parish Council therefore reiterates its objections to the both the original and secondary proposals for this site. This new proposal still represents unacceptable overdevelopment within the Ripley Conservation Area and would add extra strains on the existing local infrastructure. The area is known to flood during adverse weather events to the extent that Guildford Borough Council provides sandbags for residents at West End Cottages. The waste water authority is known to visit sometimes several times annually in order to clear sewage backups and the nearby drainage system cannot cope with excess surface water. The proposal does not seek to address these concerns, and will result in further hardstanding and surface water displacement at the site.

Results from the parish council's air quality monitoring unit at the junction of the High Street and Newark Lane indicate levels which are known to be unsafe. The average NO₂ concentration for the period so far is 46.6µg/m³, above the annual mean air quality objective of 40µg/m³. As such, no further development should be approved nearby until it can prove that it would not have an adverse impact on the already high levels of NO₂ found nearby.

The application represents a 50% increase in the number of dwellings at West End Cottages, and would adversely impact the parish council's Nature Reserve site and, by extension, plans to increase biodiversity in the adjacent area. Objectives to conserve and enhance biodiversity are embedded in the parish council's policy making, as per the Natural Environment and Rural Communities Act 2006, and the Convention on Biological Diversity.

The development lies within the green belt and outside the Ripley settlement boundary and therefore has an adverse impact on the openness of the green belt. No exceptional circumstances have been demonstrated therefore this development should be refused.

17/P/01068 & 17/P/00169

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

Proposal: Full application and Listed Building Consent for proposed installation of automatic vehicle gates and an automatic pedestrian gate to be fitted behind the existing entrance door

Contact: Katie Williams katie.williams@guildford.gov.uk

Ripley Parish Council supports Planning Applications ref 17/P/01068 & 17/P/01069

P&E 05/17 Planning Enforcement & Decisions

One resolved Enforcement case had been notified

P&E 06/17 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

It was RESOLVED: That the update be noted

ii) GBC Press Release re "Planning Committee Improvements"

It was RESOLVED: That the Press Release be noted. Members were concerned at the lack of consultation and the manner in which the changes had been carried out.

iii) GBC Press Release re "New Countryside Vision for improving recreation and wildlife habitat"

It was RESOLVED: That the Press Release be noted

iv) GBC Press Release re “Expanded Enforcement Team for Guildford to help keep borough green, clean and safe”

It was RESOLVED: That the Press Release be noted

v) GBC Press Release re “Council takes successful enforcement action at Valentines Farm”

It was RESOLVED: That the Press Release be noted. Thanks were offered for the work undertaken in resolving the issue

P&E 07/17

Date of the next meeting

The next meeting was scheduled to take place on Monday 12th June 2017 at 1800hrs at the Parish Council Office.

The meeting closed at 1915hrs.

Signed:

Date: