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RIPLEY PARISH COUNCIL

MINUTES of the PLANNING & ENVIRONMENT COMMITTEE MEETING held on MONDAY 12th JUNE 2017 at 1800hrs in the PARISH COUNCIL OFFICE

Present

Cllr Richard Ayears (Chairman)
Cllr Jennie Cliff
Cllr Caspar Hancock
Cllr Lianne Mealing
Cllr Vernon Wood
Clerk to the Council Jim Morris

1 member of the public

P&E 08/17

Apologies for absence

Apologies for absence were received from Cllr Powell-Cullingford

P&E 09/17

Disclosures of interest

No disclosures of interest were received.

P&E 10/17

Minutes

The Minutes of the meeting held on 22nd May 2017 were received, confirmed and signed as a true and correct record by the Chairman

P&E 11/17

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/01148

Location: The Paddocks, Rose Lane, Ripley

Proposal: Vary condition 2 of appeal decision issued 31 July 2015 which limited the permission granted to 3 years only to extend the compliance period until at least December 2019, and Retrospective consent for the following: -Vary condition 4 of appeal decision issued 31 July 2015 which granted consent for 5 caravans of which no more than 1 shall be a static caravan to permit 2 static caravan on the approved site (front yard) -Vary condition 9 which restricted the development permitted to the approved Location Plan and seek retrospective consent for the additional hard standing and for two additional mobile homes on the extended area of hardstanding (rear yard) - new shed in front yard -new utility block (resubmission of application 17/P/00038) on the extended area of hard standing -new stable block in the rear yard

Contact: John Busher john.busher@guildford.gov.uk

Ripley Parish Council objects to Planning Application ref 17/P/01148. With reference to the Appeal Decision APP/Y3615/A/14/2228519, dated 31st July 2015, the circumstances at the site remain unchanged. That appeal was allowed and planning permission was granted for a temporary period of 3 years for “change of use of land for a caravan site for single extended family, to include one mobile home and 4 touring caravans with associated utility building, hard standing, fencing and cess pool at The Paddocks, Rose Lane, Ripley, Woking GU23 6NE in accordance with the terms of the application, Ref 14/P/00867, dated 8 May 2014, subject to the nine conditions set out in the Annex to this Decision.” The Inspector commented that:

“The site lies within the Metropolitan Green Belt. The parties agree that the development comprises inappropriate development in the Green Belt, that it is in conflict with one of the purposes of including land in the Green Belt and that it reduces openness. It also lies adjacent to the boundary of the Ripley Conservation Area. The main issues are (i) the effect of the development on the openness and purposes of the Green Belt; (ii) the effect of the development on the character and landscape of the area; (iii) the effect of the development on the setting of Ripley Conservation Area; and (iv) whether the other material considerations advanced in support of the proposals are sufficient to clearly outweigh any harm to the Green Belt, and any other harm, such as to amount to the very special circumstances necessary to justify the development.

“Planning permission for the use of the land as a caravan site for 2 static caravans and 3 touring caravans was refused in February 2010

“Paragraph 79 of the National Planning Policy Framework (the Framework) says that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. This development has reduced openness. It comprises a mobile home, up to 4 touring caravans, a utility shed, a further shed, vehicles, bins, gates and fencing. Although relatively small the site is mostly hard surfaced with brick paving. Taken together, there is a considerable loss of openness. This weighs against the proposals.

“The Framework, at paragraph 80, identifies that the Green Belt serves five purposes. These include “to assist in safeguarding the countryside from encroachment”. The development lies outside the settlement boundary for Ripley and encroaches into the countryside. It is therefore in conflict with this purpose and this, too, carries weight against the development. This harm to the Green Belt would result in there being conflict with Policies RE2 and H13 of the Guildford Borough Local Plan 2003.

“The development is out of keeping with its surroundings and detracts from the character of the area. It is contrary to Policies G5 and H13 of the Local Plan. This conclusion is in line with the conclusions of the Inspector who determined the 2010 appeals.

“Paragraph 87 of the Framework says that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 88 says that very special circumstances will not exist unless the harm to the Green Belt by reason of inappropriateness and any other harm is clearly outweighed by other considerations. In this case I am not satisfied that it has been shown that the harm is clearly outweighed. Living elsewhere would not exclude the children from education or healthcare or prevent the site residents from accessing healthcare; these aspects are not so weighty as to outweigh the permanent harm that would be caused to the Green Belt.”

Ripley Parish Council therefore objects to the identified harm to the Green Belt caused by this development. Further works have taken place at the site, including brick built structures and extension of hard standing.

17/P/01190

Location: 98 High Street, Ripley, GU23 6AN

Proposal: Proposed two storey side extension, single storey porch extension and window alterations

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

Ripley Parish Council objects to Planning Application ref 17/P/01190. The mass of the property when viewed from the High Street will unbalance the pair of semi-detached dwellings and will therefore be detrimental to the street scene. Situated in the Ripley Conservation Area, the site would benefit from a more sympathetic proposal.

P&E 12/17 **Planning Enforcement & Decisions**

One resolved Enforcement case had been notified

P&E 13/17 **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) Notification of Appeal Hearing APP/Y3615/W/16/3164814

It was RESOLVED: That the Appeal be noted.

iii) Notification of Appeal APP/Y3615/D/17/3174876

It was RESOLVED: That the Appeal be noted

iv) GBC Press Release re “Shaping your future”

It was RESOLVED: That the Press Release be noted. The parish council’s response would be drafted for consideration at the next meeting

v) Letter to parish councils from the Save Newlands Corner Group

It was RESOLVED: That the letter be noted. The parish council’s response would be drafted for consideration at the next meeting

P&E 14/17 **Date of the next meeting**

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

The meeting closed at 1835hrs.

Signed:

Date: