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RIPLEY PARISH COUNCIL

MINUTES of the PLANNING & ENVIRONMENT COMMITTEE MEETING held on MONDAY 3rd JULY 2017 at 1800hrs in the PARISH COUNCIL OFFICE

Present

Cllr Richard Ayears (Chairman)
Cllr Jennie Cliff
Cllr Caspar Hancock
Cllr Suzie Powell-Cullingford
Clerk to the Council Jim Morris

1 member of the public

P&E 15/17

Apologies for absence

Apologies for absence were received from Cllrs Lianne Mealing and Vernon Wood

P&E 16/17

Disclosures of interest

No disclosures of interest were received.

P&E 17/17

Minutes

The Minutes of the meeting held on 12th June 2017 were received, confirmed and signed as a true and correct record by the Chairman

P&E 18/17

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 21st September 2017.**

17/P/01220

Location: 62 Newark Lane, Ripley, GU23 6BZ

Proposal: Variation of condition 7 (landscaping) of planning permission 16/P/00008, approved 15/03/2016, to allow changes to the landscaping scheme on the northern boundary of the site

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

Ripley Parish Council has no objection in principle to the installation of pedestrian gates onto The Green as outlined in Planning Application ref 17/P/01220, but would appreciate the properties' boundary fence being installed in the conventional manner with the rails on the inside.

17/P/01223

Location: Valentines Farm, Rose Lane, Ripley, GU23 6NE

Proposal: Variation of condition 4 of planning application 16/P/01101 approved 16/11/16, to allow changes the premises to be used for gym classes and not as previously stated

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

Ripley Parish Council objects to Planning Application ref 17/P/01223. The increase in vehicle movements which would be an inevitable outcome of the development would be detrimental to the rural nature of the site. Excessive vehicle movements in the early morning or late evening are incompatible with the access via Rose Lane. There is no good reason that this proposed change of use should be allowed.

17/P/01248

Location: Bellpenny House, High Street, Ripley, GU23 6AN

Proposal: Proposed change of use from office (use class A2) to residential dwelling (use class C3) consisting of a three bedroom house; two storey rear extension with Juliet balcony

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

Ripley Parish Council objects to Planning Application ref 17/P/01248. It is unclear how the designated parking spaces will be accessed, and how the potential parking problems in the adjacent unadopted lane will be resolved if access is to be gained from this location. From the limited drawings available, it would appear that the extended footprint of the property will occupy an area greater than 50% of the site, excluding car parking spaces, which is in contravention of the policies being developed in the emerging Lovelace Neighbourhood Plan and adopted by this council.

Ripley Parish Council welcomes the addition of 3 parking spaces within the curtilage of the property.

17/P/01228

Location: White Horse Cottage, White Horse lane, Ripley, GU23 6BJ

Proposal: Erection of a two storey side extension with open sided store following demolition of existing single sided store

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

Ripley Parish Council supports Planning Application ref 17/P/01228

17/P/01148

Location: The Paddocks, Rose Lane, Ripley, GU23 6NE

Proposal: Temporary planning permission until December 2019 for the use of land as a gypsy and traveller caravan site to include the provision of a total of eight caravans (no more than four of which shall be static caravans), new utility block, shed, stable block and associated hardstanding (retrospective application)

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

Ripley Parish Council objects to Planning Application ref 17/P/01148. This new iteration of the same Planning Application would be of even greater detriment to both the openness of the Green Belt and the setting of the Ripley Conservation Area. The site currently has temporary permission until July 2018 for 1 static and 4 touring caravans, after which the site must be returned to its original condition. There were a number of reasons given by the Planning Inspector as to the necessity of a time limit on the temporary permission.

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 undeniable harm to the Green Belt caused by this development. No exceptional circumstances exist to mitigate the harm this proposal represents to the boundaries of the Green Belt. This Application is therefore harmful to the Green Belt by definition and should be refused at the earliest opportunity.

17/P/01298

Location: Gable Lodge & Dormer Cottage, Portsmouth Road, Ripley, GU23 6EY

Proposal: Certificate of Lawfulness to establish whether the existing residential use and occupation of former Dormer Cottage as two independent and self-contained dwellings (C3 Use Class), known as Dormer Cottage and Gable Lodge is lawful

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

Ripley Parish Council has no observations to make on Planning Application ref 17/P/01298

17/P/01302

Location: Hurst House, High Street, Ripley, GU23 6AZ

Proposal: Erection of 6 dwellings together with parking and landscaping following demolition of existing workshops and offices

Contact: Areena David areena.david@guildford.gov.uk

Ripley Parish Council objects to Planning Application ref 17/P/01190. It is curious that the drawings depict bedroom 1, bedroom 2 and a study on each first floor, whilst the second floor floorplans clearly show “bedroom 4”. It would appear, therefore, from the floorplans that the applicant is being disingenuous at best and duplicitous at worst. The proposed parking scheme for the properties is woefully inadequate. The emerging Lovelace Neighbourhood Plan proposes a policy that one parking space for each bedroom in a new development is expected as a minimum, therefore the proposal of 7 dedicated parking spaces fails substantially to meet this objective. The draft Neighbourhood Plan also proposes that a garden must be provided at least as large as the footprint of a dwelling (excluding car parking provision).

The aesthetics of the proposed dwellings are incompatible with the setting in the centre of the Ripley Conservation Area and the proposal represents overdevelopment of the small site. Although not a planning consideration, access to the site during construction would be extremely difficult and would cause further harm and traffic problems within the heritage asset of the Ripley Conservation Area.

GBC 2003 Local Plan Policy HE10 states that “The Borough Council will not grant permission for development which would harm the setting of the Conservation Area”, and this proposal must therefore be refused at the earliest opportunity.

P&E 19/17 **Planning Enforcement & Decisions**

No open or closed Enforcement case had been notified

P&E 20/17 **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. A Pre-Inquiry Meeting was due to be held at Millmead on 5/7/17

ii) Request to purchase land from the parish council (deferred from council meeting held on 15/06/17)

It was RESOLVED: That the request be noted and passed back to full council for a decision. It was proposed that a lease of the land would be preferable to a sale of any parish council owned land, should the council agree with the idea in principle. The previous owner of the land in question still held a covenant on the land.

iii) Notification of Appeal APP/Y3615/Y/17/3172242

It was RESOLVED: That the notification be noted. Further comments in objection to the Appeal would be entered

iv) Notification of West Horsley Parish Council’s Neighbourhood Plan Pre-Submission Consultation

It was RESOLVED: That the notification be noted

v) Email regarding Send Parish Council’s submission to the current GBC draft Local Plan consultation

It was RESOLVED: That the email be noted. The parish council had already committed a budget to seeking legal advice on the current draft Local Plan

P&E 21/17 **Date of the next meeting**

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

The meeting closed at 1850hrs

Signed:

Date: