



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 24th JULY 2017 at 1800hrs in the PARISH COUNCIL OFFICE

Present

Cllr Richard Ayears (Chairman)
Cllr Lisanne Mealing
Cllr Suzie Powell-Cullingford
Clerk to the Council Jim Morris

3 members of the public

P&E 22/17 Apologies for absence

Apologies for absence were received and accepted from Cllrs Jennie Cliff and Caspar Hancock

P&E 23/17 Disclosures of interest

No disclosures of interest were received.

P&E 24/17 Minutes

The Minutes of the meeting held on 3rd July 2017 were received, confirmed and signed as a true and correct record by the Chairman

In accordance with Ripley Parish Council Standing Order 10f, Agenda item 6i: 'Planning & Environment' was moved for reasons of expedience

P&E 25/17 Planning & Environment

i) Update from SCA on potential Rural Exception sites

The meeting received and considered a report from Louise Williams of Surrey Community Action (SCA) regarding developments with identifying potential Rural Exception sites. A Housing Needs Survey had been completed in 2013. Up to 16 potential sites had been identified at the time, which had subsequently been narrowed down to up to 3 appropriate sites. Guildford Borough Council's draft Local Plan had called for sites, however, and progression of the project had inevitably slowed. Other local councils had been developing local lettings policies within their Neighbourhood Plans to ensure that affordable rents were truly affordable, and financial help may be available through Community Land Trusts towards developing community-led housing projects. 45 households were currently on the Ripley housing list.

Recently, a site at Highlands Farm had potentially become available, and a site meeting with SCA had taken place. A significant amount of market value housing would need to be built in order to make the site viable, however. The landowner had been asked to provide a draft site plan for SCA and Ripley Parish Council to consider. The housing need data would be reviewed in January 2018.

It was RESOLVED: That the parish council would meet with the potential developer if site plans could be produced. It was accepted that a degree of market housing would help

financially towards developing Rural Exception housing. Louise was thanked by the council for attending the meeting and providing the update.

The order of business as per the published Agenda was resumed

P&E 26/17

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/01399

Location: Rosewood, 26 Newark Lane, Ripley, GU23 6BZ

Proposal: Two storey front extension and single storey rear extension

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

Ripley Parish Council supports Planning Application ref 17/P/01399

17/T/00152

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

Proposal: Crown reduce by 5 meters

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

Ripley Parish Council supports Tree Works Application ref 17/T/00152, subject to the recommendations of the Guildford Borough Council Arboriculturalist

Planning appeal APP/Y3615/W/16/3159894

Location: Land At Wisley Airfield, Hatch Lane, Ockham, GU23 6NU

Proposal: Outline planning permission for the phased development of a new settlement of up to 2,068 dwellings incorporating up to 60 sheltered accommodation units and associated infrastructure including accesses onto the A3 (Ockham Interchange), Ockham Lane and Old Lane and revised access to Elm Corner, a primary/secondary school, community provision, nursery provision, health facility, a local centre (incorporating food & drink, retail, a visitor centre and offices), employment area, 8 travellers pitches, sports and recreational facilities (incorporating a floodlit sports pitch and pavilion). Sustainable Drainage Systems and an area of Suitable Alternative Natural Greenspace (SANG) incorporating a landform feature and car parking. The erection of associated utilities infrastructure. The development proposal to incorporate the demolition/ removal of the runway and VOR Beacon (and any associated outbuildings). Matter for determination is access (with matters of scale, appearance, landscaping and layout reserved)

Contact: Paul Sherman paul.sherman@guildford.gov.uk

Ripley Parish Council reiterates its objections to the Planning Appeal at the former Wisley Airfield site, all matters to do with which are due to be resolved at the forthcoming Planning Inquiry

17/P/01390

Location: Chapel Farmhouse, 20 Rose Lane, Ripley, GU23 6NE

Proposal: Listed Building Consent for internal works including new extraction and moisture ventilation arrangements for the family bathroom, as well as replacing the existing above bath shower arrangements with a shower enclosure. The work requires a new tile or vent sympathetic to the current roof on the rear facing slope aspect of the property

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

Ripley Parish Council supports Planning Application ref 17/P/01390, subject to the recommendations of the Guildford Borough Council Conservation Officer in relation to the Application

17/P/01416

Location: 7 & 8 Dunsborough Cottages, Dunsborough Park, Ripley, GU23 6AL

Proposal: Certificate of Lawfulness for existing use to establish that there has been in continuous occupation by persons not employed, or last employed, locally in agriculture, or in forestry, and the dependents of such persons for more than ten years ago from the date of this application

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

Ripley Parish Council is unable to comment on Planning Application ref 17/P/01416

17/P/01495

Location: Howgill, The Green, Ripley, GU23 6AJ

Proposal: Single storey rear extension, loft conversion incorporating four velux windows, changes to fenestration including replacing rear ground floor window with a door following demolition of existing single storey rear existing

Contact: Jeremy Fazzalano jeremy.fazzalano@guildford.gov.uk

Ripley Parish Council was unable to comment on Planning Application ref 17/P/01495. The Chairman of the meeting invited comments from members of the public on the Application and it became apparent that the documents listed on the GBC website did not include a significant document that formed part of the Application. An extension to the deadline for comment was requested.

P&E 27/17 Planning Enforcement & Decisions

24 open Enforcement cases had been notified. No Enforcement cases had been closed

P&E 28/17 Planning & Environment

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

ii) Update on RPC application for Rule 6(6) representation

It was RESOLVED: That the update be noted.

iii) Gambling Act 2005 Statement of Principles. Local Area Profile Consultation

It was RESOLVED: That the Consultation be noted

P&E 29/17 Date of the next meeting

The next meeting was scheduled to take place on Monday 14th August 2017 at 1800hrs at the Parish Council Office.

The meeting closed at 1910hrs

Signed:

Date: