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RIPLEY PARISH COUNCIL

MINUTES of the PLANNING & ENVIRONMENT COMMITTEE MEETING held on MONDAY 14th AUGUST 2017 at 1800hrs in the PARISH COUNCIL OFFICE

Present

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

5 members of the public

P&E 30/17

Apologies for absence

Apologies for absence were received and accepted from Cllrs Richard Ayears and Lisanne Mealing

P&E 31/17

Disclosures of interest

No disclosures of interest were received.

P&E 32/17

Minutes

The Minutes of the meeting held on 24th 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 33/17

Planning & Environment

i) Update on potential Rural Exception sites

The Chairman invited Paul Williams of ABS Developments to address the meeting. The Clerk had liaised with Paul following Surrey Community Action's report at the recent Planning & Environment Committee meeting.

Paul introduced the representatives of his company. ABS Developments had reached an agreement with the owner of Highlands Farm regarding potentially purchasing the site if planning approval could be gained. An initial approach to Guildford Borough Council had put ABS in touch with Surrey Community Action, which had in turn provided information on potential suitable Rural Exception developments. ABS had drawn up some initial ideas for the site, which could provide a small development of a mix of 1, 2, and 3 bedroom dwellings.

Members expressed some reservations over development at Highlands Farm, and discussed a previous approach from a potential developer of an industrial / workshop scheme for the site. ABS was keen to consider all options for Highlands Farm.

The Chairman made it clear that it was RPC policy to object to outline planning applications.

It was RESOLVED: That the parish council would meet with ABS Developments at the Highlands Farm site on 16th October 2017. The representatives were 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 34/17

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/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

Ahead of the Committee's deliberations on the Application, the Chairman invited comments from members of the public. The proposal's architect provided a description of the expectations under the Party Wall etc. Act 1996, and described how the height of the extension had been extended in order to receive extra light. A resident from a neighbouring property had no objection to the proposal's loft conversion or footprint of the extension, but raised objections over the height of the proposed extension. The Chairman thanked the members of the public for their input.

Ripley Parish Council objects to Planning Application ref 17/P/01495. The height of the proposed extension will partially obscure a window on the adjacent property and is therefore in contravention of GBC Local Plan 2003 Policy H4.

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 (amended elevations and additional access/parking information received 25/07/2017)

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

Ripley Parish Council reiterates its previous objection 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.

It is also noted that the council's previous comments, entered on 4th July 2017, are not visible on the relevant planning webpage.

17/P/01569

Location: Little Chef, Ripley By-Pass Southbound, Ripley, GU23 6PU

Proposal: Proposed external alterations to existing building including replacement windows, painting of external walls and creation of seating area with pergola

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

Ripley Parish Council is neutral in regard to Planning Application ref 17/P/01569

17/P/01667

Location: Manor House, High Street, Ripley, GU23 6AF

Proposal: New brick wall between Manor House and Manor Cottage to replace existing dilapidated close boarded fence in shared ownership

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

Ripley Parish Council supports Planning Application ref 17/P/01667, subject to the recommendations of the Guildford Borough Council Conservation Officer in relation to the Application

17/T/00181

Location: 65 Newark Lane, Ripley, GU23 6BS

Proposal: Reduce the Holly tree in rear garden by 2-3 metres (Ripley Conservation Area)

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

Ripley Parish Council supports Application ref 17/T/00181, subject to the recommendations of the Guildford Borough Council Arboriculturalist in relation to the Application

17/P/01685

Location: 98 High Street, Ripley, GU23 6AN

Proposal: Proposed loft conversion to habitable accommodation with insertion of three Velux roof lights on the rear roof slope

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

Ripley Parish Council objects to Planning Application ref 17/P/01685. Paragraph 4.1 of the *Design and Access Statement including Heritage Statement* states that: "The existing property recent obtained planning permission to extend the property under permission 17/A/00219 and the owner intends to build these extensions in the near future", leading to concerns that the Application is based on existing drawings without adequate reference to the extant planning approval. This Application, therefore, must be seen as being an addition to the previous Application ref 17/P/01190 and must be refused as it represents an unacceptable increase in number of bedrooms which is against both Ripley Parish Council's own Planning Policy and GBC Local Plan 2003 Policy H6.

Paragraph 2.6 of the aforementioned document states: "The existing garage and drive will provide an area for 1 car parking spaces [sic], with two further parking spaces in a parking bay within the private drive at the rear." It must also be noted that the area referred to as a 'private drive' is in fact part of Ripley Green and that there is no designated residents' parking anywhere on The Green. Any parking bays which currently exist on The Green could be removed without consultation by either Ripley Parish Council or Surrey County Council at any time. The property therefore has 1 designated parking space.

P&E 35/17

Planning Enforcement & Decisions

25 open Enforcement cases had been notified, with 2 Enforcement cases closed

Members considered recent communications regarding restrictive covenants. It was resolved to engage the council's solicitors to clarify the council's position and then forward the correspondence to GBC.

P&E 36/17

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. The parish council's Proof of Evidence had been submitted.

It was RESOLVED: That the update be noted.

iii) Draft Water Resources Management Plan pre-consultation

It was RESOLVED: That the Consultation be noted. The Chairman would respond to the Consultation on the parish council's behalf

iv) Invitation to Planning Services update meeting

It was RESOLVED: That the invitation be noted. A decision on attendance was deferred until a future meeting of the P&E Committee

v) Draft proposal for Development Policy for The Green

It was RESOLVED: That draft Development Policy and associated documents be embellished with greater depth and reviewed and adopted at a future meeting of the P&E Committee

P&E 37/17

Date of the next meeting

The next meeting was scheduled to take place on Monday 11th September 2017 at 1800hrs at the Parish Council Office.

The meeting closed at 1935hrs

Signed:

Date: