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## RIPLEY PARISH COUNCIL

### **MINUTES of the PLANNING & ENVIRONMENT COMMITTEE MEETING held on MONDAY 15<sup>th</sup> JANUARY 2018 at 1800hrs in the PARISH COUNCIL OFFICE**

Present Cllr Richard Ayears (Chairman)  
Cllr Lisanne Mealing  
Cllr Vernon Wood  
Clerk to the Council Jim Morris

**P&E 75/17 Apologies for absence**

Apologies for absence were received and accepted from Cllrs Cliff and Powell-Cullingford

**P&E 76/17 Disclosures of interest**

No disclosures of interest were received

**P&E 77/17 Minutes**

The Minutes of the meeting held on 18<sup>th</sup> December 2017 were received, confirmed and signed as a true and correct record by the Chairman

**P&E 78/17 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 15<sup>th</sup> February 2018**

**17/P/02559**

Location: 24 Newark Lane, Ripley, GU23 6BZ

Proposal: Proposed single storey side extension, replacement detached garage, loft conversion to habitable accommodation, changes to fenestration including insertion of upper floor windows and roof lights

Contact: Sakina Khanbhai [sakina.khanbhai@guildford.gov.uk](mailto:sakina.khanbhai@guildford.gov.uk)

**Ripley Parish Council supports Planning Application ref 17/P/02559**

**18/P/00010**

Location: Hawthorn Farm, Tannery Lane, Ripley

Proposal: Siting of a temporary rural workers dwelling

Contact: Katie Williams [katie.williams@guildford.gov.uk](mailto:katie.williams@guildford.gov.uk)

**Ripley Parish Council supports Planning Application ref 18/P/00010. The proposal represents the opportunity for viable job creation within the rural environment in line with NPPF para 28, and linked to agricultural work.**

**18/P/00023**

Location: 2 Papercourt Lane, GU23 6DS

Proposal: Single storey rear extension, single storey front extension, first floor front extension, material cladding to the front & part flank elevation, roof windows to the front & side elevation roof slope, alterations to the existing windows to the rear elevation, together with construction of a garden wall following demolition of part garage, rear conservatory and single storey addition

Contact: Margarita Romanovich [margarita.romanovich@guildford.gov.uk](mailto:margarita.romanovich@guildford.gov.uk)

**Ripley Parish Council objects to Planning Application ref 18/P/00023. The reasons for refusal numbered 1 – 3 outlined in the Officer’s Report for Planning Application ref 17/P/02096 have not been addressed, namely: inappropriate development in the Green Belt; the scale, bulk and poor design of the proposal; and loss of light to nearby properties. Document P 17486 B R clearly depicts a double berth garage, which will become a drawing room if the Application is successful. This will necessarily result in the loss of 2 parking spaces with no provision to replace elsewhere and no opportunity for on-street parking.**

**P&E 79/17 Planning Enforcement & Decisions**

No Enforcement cases had been resolved

**P&E 80/17 Planning & Environment**

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

i) Letter regarding planning concerns on The Green

**It was RESOLVED: That the letter be considered at a meeting of the full council. Advice on the letter’s contents would be sought.**

ii) RPC policy for calculating Bonds for deposit against damage to The Green

**It was RESOLVED: That a Policy proposal be developed once advice had been gained**

iii) GBC submission Local Plan

**It was RESOLVED: That the appointment of Jonathan Clay QC be approved at full council**

iv) West Horsley Neighbourhood Plan consultation

**It was RESOLVED: That the consultation be noted**

v) Appeal ref APP/Y3615/D/17/3186315

**It was RESOLVED: That the Appeal be noted**

vi) Surrey Rural Economy Conference

**It was RESOLVED: That Cllr Mealing would attend the Conference**

vii) Free Thermal Imaging Course details

**It was RESOLVED: That the course details be noted**

**P&E 81/17 Date of the next meeting**

The next meeting was scheduled to take place on Monday 5<sup>th</sup> February 2018 at 1800hrs at the Parish Council Office

The meeting closed at 1840hrs

Signed:

Date: