

## RIPLEY PARISH COUNCIL

### MINUTES OF THE PLANNING GROUP MEETING HELD ON MONDAY 17<sup>th</sup> OCTOBER 2011 AT 6.00PM AT THE PARISH COUNCIL OFFICE

#### Present

Cllr Jennie Cliff (Chairman)  
Cllr Suzie Powell-Cullingford  
Cllr Caspar Hancock  
Cllr Vernon Wood

Alison Jones Clerk to the Council      No members of the public

#### Apologies

Cllr Lianne Mealing   Cllr Richard Ayears

#### **PG 41/11 Disclosure of interests**

Name of Councillor	Planning Application No.	Subject	Type of interest	Reason
None				

#### **PG 42/11 Minutes of the meeting held on Monday 26<sup>th</sup> September 2011**

The minutes of the meeting held on Monday 26<sup>th</sup> September 2011 were received, confirmed and signed as a true and correct record by Councillor Cliff.

#### **PG 43/11 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 and reported to the next Ripley Parish Council meeting scheduled to be held on Thursday 20<sup>th</sup> October 2011.**

#### **11/T/00212**

Location: 45 Wentworth Close, Ripley GU23 6DB  
Proposal: Crown reduce Walnut tree (T1) and reshape by 20-25% and crown clean. (Ripley Conservation Area)  
Contact: Mark Owen 01483 444631 [mark.owen@guildford.gov.uk](mailto:mark.owen@guildford.gov.uk)

**Ripley Parish Council will accept the advice of the Borough Council tree specialists.**

#### **11/P/01757 and 11/P/01756**

Location: The Old Vicarage, High Street, Ripley GU23 6AE  
Proposal: Listed Building Consent for erection of boundary wall following demolition of existing boundary wall.  
Contact: Gill Salisbury 01483 444618 [gill.salisbury@guildford.gov.uk](mailto:gill.salisbury@guildford.gov.uk)

**Ripley Parish Council has no objection to this essential work.**

**11/P/01767**

Location: Studio, Brook Lane, Send GU23 7EH

Proposal: Loft conversion

Contact: Mark Owen 01483 444631 mark.owen@guildford.gov.uk

**In this instance Ripley Parish Council has no objection to the loft conversion.**

#### **PG 44/11 PLANNING APPEALS**

Inspectorate's Ref D/11/2160007

**11/P/01150 Pond Cottage, Portsmouth Road, Ripley**

Proposal: Two storey side extension and single storey side extension with cat slide roof.

**It was RESOLVED: That the withdrawal of the appeal regarding Pond Cottage be noted.**

**Inspectorate's ref: APP/Y3615/A/11/2160570**

**11/P/00645 Hilltop Farm, Staple Lane, Shere, Guildford GU5**

Proposal: The use of land for the stationing of caravans for residential purposes for 2 gypsy pitches together with the formation of a new access and landscaping with utility/dayroom ancillary to that use and retention of an existing stable block.

The appeal will be dealt with by way of a Hearing. Ripley Parish Council originally made the following comments

Ripley Parish Council objects to this application because it proposes inappropriate development of Green Belt land. No very special circumstances appear to apply to override PPG 2 Green Belts. The development will be detrimental to the openness of the Green Belt and indeed the proposal to plant more trees for screening purposes will further detract from the openness of the site.

These plans are contrary to Guildford Borough Council Local Plan Policy RE2 which states "new building will be deemed inappropriate unless it is for the following purposes:

1. Agriculture and forestry
2. Essential facilities for outdoor sport and recreation, cemeteries and other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land within it."

**It was RESOLVED: That the above comments be sent to the Planning Inspectorate with a further reiteration of the lack of special circumstances in the application and a recommendation that the Borough Councils example of considering extending existing authorised sites be followed.**

#### **PG 45/11 PROPOSED DEMENTIA CARE HOME**

Members considered the proposal for a 70 bed care home in the centre of Effingham. Special circumstances would need to be demonstrated to allow its construction as the site is within the Green Belt. (Copy attached to record minutes).

**It was RESOLVED: That Effingham Parish Council be contacted by the clerk to find out their view of the proposed development.**

**PG 45/11 DATE OF THE NEXT MEETING**

Monday 7<sup>th</sup> November 2011 at 6.00pm at Parish Council Office

The meeting closed at 6.30 pm

Signed:

Date: