

RIPLEY PARISH COUNCIL

**MINUTES OF THE PLANNING GROUP MEETING HELD ON MONDAY 15th AUGUST 2011 AT
6.00PM AT THE PARISH COUNCIL OFFICE**

Present

Cllr Richard Ayears (Chairman)

Cllr Jennie Cliff

Cllr Vernon Wood

Cllr Lisanne Mealing

Alison Jones Clerk to the Council No members of the public

Apologies

Cllr Caspar Hancock

Cllr Suzie Powell-Cullingford

PG 21/11 Disclosure of interests

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

PG 22/11 Minutes of the meeting held on Monday 25th July 2011

The minutes of the meeting held on Monday 25th July 2011 were received, confirmed and signed as a true and correct record by Councillor Ayears.

PG 23/11 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 15th September 2011.**

11/T/00163

Location: Ripley House, High Street, Ripley GU23 6BE

Proposal: Holm Oak (T1) fell (Ripley Conservation Area)

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

Ripley Parish Council does not wish to see the felling of an apparently healthy tree and agrees that a reduction of 20% would be more appropriate.

11/P/01293

Location: Ripley Court School, Rose Lane, Ripley GU23

Proposal: Construction of a 110 metres of 1.8 metre high plastic coated chain link fence using steel angle iron posts and a 100 metre of the same on the White Hart Close side

Contact: John Busher 01483 444634 john.busher@guildford.gov.uk

Ripley Parish Council considers that the significant stretches of chain link fence are out of keeping with the rural nature of the site which is within the conservation area. The council objects unless the fencing is situated behind the tree/hedge line so that it is not visible from the roadways.

11/P/01306

Location: 2 Orchard Cottages, Grove Heath Road, Ripley GU23 6EU
 Proposal: Part two storey/ part single storey rear extension.
 Contact: Fiona Farrand 01483 444652 fiona.farrand@guildford.gov.uk

Ripley Parish Council has no objection to the proposed extension but has concerns regarding the weather board finish. Rat trap bond finished brickwork to match the existing building is preferred.

11/P/01318

Location: Ripley Court School, Rose Lane, Ripley GU23
 Proposal: Demolition of existing wall to the south of the main reception to ground level and re-use existing bricks where possible to rebuild wall. Render external face/ general upgrade of office building.
 Contact: John Busher 01483 444634 john.busher@guildford.gov.uk

Ripley Parish Council has no objection.

11/P/01323

Location: 22 Wentworth Close, Ripley GU23 6DB
 Proposal: First floor side/rear extension and single storey rear extension
 Contact: Gill Salisbury 01483 444618 gill.salisbury@guildford.gov.uk

Ripley Parish Council appreciates the reduction in size from the earlier planning application and has no objection to this extension as it remains a three bedroom dwelling.

11/P/01350

Location: Octagon House, White Hart Meadows, Ripley GU23 6HR
 Proposal: Two storey side extension and single storey rear extension
 Contact: Katie Williams 01483 444640 katie.williams@guildford.gov.uk

Ripley Parish Council has no objection.

11/P/01353

Location: The Clock House, High Street, Ripley GU23 6AQ
 Proposal: Listed Building consent for removal of low wall within main restaurant in order to level the floor, insertion of new floor, new glazed screen and doors, opening up of plasterboard side walls and new fittings within the timber panelled room.
 Contact: Tim Bettany-Simmons 01483 444041 tim.bettany-simmons@guildford.gov.uk

Ripley Parish Council has no objection.

11/P/01412

Location: 19 Rose Lane, Ripley GU23 6NE

Proposal: Erection of photovoltaic panels to roof of workshop in rear garden.

Contact: Matthew Harding 01483 444673 matthew.harding@guildford.gov.uk

Ripley Parish Council has no objection.

11/P/01445

Location: South Cottage, White Horse Lane, Ripley GU23 6BJ

Proposal: Detached 3 bedroom dwelling in the rear garden of South Cottage.

Contact: John Busher 01483 444634 john.busher@guildford.gov.uk

Ripley Parish Council is concerned about the close proximity of the proposed new dwelling to the boundary of the proposed new development in White Hart Court. In the draft plans for White Hart Court, it is proposed that dwellings are built on the current car park area. According to the draft plans the windows of the new dwelling at South Cottage will overlook these properties. Ripley Parish Council suggests an alternative layout to the new dwelling or that it is moved to a new location within the plot.

Ripley Parish Council has strong concerns about the impact this development and the gates marked on the plan have on the rights of way which may relate to White Horse Lane and access across the White Hart Court site to further properties.

PG 24/11 SUSTAINABLE RURAL COMMUNITIES QUESTIONNAIRE

The village audit questionnaire from Guildford Borough Council was discussed and completed in order to assist in the preparation of the new local plan (Local Development Framework).

It was **RESOLVED: That the Borough Council be notified that the village boundary shown on the map used for the previous Local Plan in 2003 is far too narrow and does not include much of the Conservation Area. The answers provided relate to the wider Conservation Area.**

PG 25/11 DRAFT NATIONAL PLANNING POLICY FRAMEWORK

Members noted the government consultation on the draft National Planning Policy Framework which runs until 17th October 2011.

It was **RESOLVED: That the draft National Planning Policy Framework be discussed at a future meeting.**

PG 26/11 DATE OF THE NEXT MEETING

Monday 5th September 2011 at 6.00pm at Parish Council Office

The meeting closed at 7.50 pm

Signed:

Date: