



Ripley Parish Council Office, 4 Rio House, High Street, Ripley, Surrey, GU23 6AE

2nd September 2020

To: All Ripley Parish Councillors

You are hereby summoned to attend the meeting of RIPLEY PARISH COUNCIL to be held at The Ripley Parish Council Office on Thursday 17th September 2020 at 1930hrs for the purpose of transacting the following business. Members of the public and press have a right and are cordially invited to be present at the meeting. There will be an opportunity to address the Council under item 2 of the Agenda. In accordance with The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020, the meeting will be held remotely via the Zoom application. Please contact the Parish Clerk for details of how to join the meeting

**Jim Morris, BSc (Hons), PSLCC
Clerk to the Council**

AGENDA

1. APOLOGIES FOR ABSENCE

To RECEIVE any apologies for absence from Ripley Parish Council members

2. DISCLOSURE OF INTERESTS

To RECEIVE any disclosure by members of non-pecuniary interests in agenda items

To RECEIVE any written requests for new disclosable pecuniary interests dispensations Without a dispensation a member may neither participate in any discussion on the matter nor vote

3. PUBLIC QUESTIONS

To RECEIVE and CONSIDER questions from members of the public

4. MINUTES

To RECEIVE and SIGN as a correct record the Minutes of the Ripley Parish Council meeting held on Thursday 16th July 2020 (Appendix A)

5. MATTERS ARISING

To RECEIVE and CONSIDER a list of the parish council's current actions and matters arising (Appendix B)

6. CHAIRMAN'S REPORT

To RECEIVE and CONSIDER a report from the parish council Chairman

7. REPRESENTATIVES' REPORTS

To RECEIVE and CONSIDER reports from the representatives for the Lovelace Ward of Guildford Borough Council and the Horsleys Division of Surrey County Council (correspondence attached at Appendix C)

8. FINANCE

- i) **To RECEIVE and APPROVE** the schedule of accounts received and paid for the period 01/07/20 – 31/08/20 totalling £29,780.84 (Appendix D)
- ii) **To RECEIVE and APPROVE** any invoices presented for payment by the Parish Clerk
- iii) **To RECEIVE and CONSIDER** a report on recent meetings of the Finance Working Group

9. PLANNING & ENVIRONMENT

To RECEIVE and CONSIDER Planning & Environment matters:

- i) Minutes of Planning & Environment Committee meetings held 06/07/2020 & 27/07/2020 (Appendix E)
- ii) Parking Working Group meeting held 14/09/2020
- iii) Ripley Parish Council Planning Policy (Appendix F)
- iv) Former Wisley Airfield

10. LEISURE & FACILITIES

To RECEIVE and CONSIDER Leisure & Facilities matters:

- i) Ripley Village Hall
- ii) Security works on The Green
- iii) Ripley Christmas Event 2020 (Appendix G)
- iv) Draft Management Policy for The Green
- v) Autumn cut of The Green
- vi) Annual Playground Safety Report
- vii) Ongoing maintenance of White Hart Car Park

11. COMMUNICATION & LIAISON

To RECEIVE and CONSIDER Communication & Liaison matters:

- i) *Effective Communication* training
- ii) *Getting in Front of the Camera* training
- iii) Report on recent meetings of the Ripley Business Association
- iv) Ripley Picnic Event 2021

12. ITEMS FOR INCLUSION ON THE AGENDA OF A FUTURE PARISH COUNCIL MEETING

To RECEIVE from members any items for inclusion on the Agenda of a future meeting

13. DATE OF THE NEXT PARISH COUNCIL MEETING

To NOTE the date of the next Parish Council Meeting: **Thursday 15th October 2020**



Ripley Parish Council Office
4 Rio House
High Street
Ripley
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GU23 6AE

Phone: 01483 224847

clerk@ripleyparishcouncil.gov.uk

www.ripleyparishcouncil.gov.uk

MINUTES of RIPLEY PARISH COUNCIL MEETING held on THURSDAY 16th JULY 2020 at 1930HRS via the ZOOM PLATFORM in accordance with THE LOCAL AUTHORITIES AND POLICE AND CRIME PANELS (CORONAVIRUS) (FLEXIBILITY OF LOCAL AUTHORITY AND POLICE AND CRIME PANEL MEETINGS) (ENGLAND AND WALES) REGULATIONS 2020

Present: Cllr Jennie Cliff (Chairman)
Cllr Richard Ayears
Cllr Powell-Cullingford
Cllr Peter Shoesmith
Cllr Vernon Wood
One member of the public
Jim Morris, Clerk of the Council

032/20 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllr Lisanne Mealing and Cllr Simon Moxon

033/20 PUBLIC QUESTIONS

A local resident joined the meeting in order to discuss the item regarding the installation of seating outside Pinnock's Coffeehouse, which had been published on the Agenda.

The addition of a seating area directly outside the front of the café had been seen to have taken away parking from local residents. Whilst efforts to reopen businesses in order to return to a degree of normality following the Covid-19 pandemic were supported, the resident raised several points regarding the scheme: that the café's pre-existing benches ought to be removed in order to comply fully with social distancing guidelines; whether temporary residents' parking permits could be issued; a potential stop notice suspending bays outside the Clock House; and whether the bike rack could be relocated to a restricted parking bay. The resident noted that cyclists were extremely vulnerable compared to other road users.

RESPONSE: Cllr Ayears noted that parking was not technically allowed to occur on the area of pavement outside Pinnock's Coffeehouse. The parish council had an agreement with Guildford Borough Council (GBC) that restrictions would not be enforced, however. Approval for the installation of tables and chairs had been granted by Surrey County Council (SCC). The parish council had asked for parking restriction suspensions at bays outside the Clock House but these could not be actioned by GBC. An application for funding for cycle racks at alternative sites in the village had also been entered to SCC's Active Travel fund.

Whilst the parish council was unable to issue residents' parking permits, parking for businesses had been arranged with Ripley Court School. The intention had been to free up visitor parking in the High Street, aiding the recovery of the local economy and it was hoped that local business owners would take advantage of the free parking. Any alterations to local parking rules tended to take a long time to process as the GBC list of schemes was addressed every two years. The Lovelace Neighbourhood Plan had written parking standards into what would become planning policy once the referendum had been held.

The parish council appreciated the frustration experienced by residents and had convened a parking Working Group to assess the issues and any possible solutions. The Group had been evaluating what rules could be applied to parking locations in the village and was due to consult with residents once comprehensive information had been collected.

034/20 DISCLOSURES OF INTEREST

Cllr Wood disclosed an interest in Agenda item 10i: *Leisure & Facilities - Ripley Village Hall*. Cllr Wood represented the Ripley Bonfire Association on the board of trustees.

035/20 MINUTES

The Minutes of the meeting held on Thursday 18th June 2020 were received, confirmed, and signed as a true and correct record by the Chairman

Lovelace Ward Councillor Colin Cross and Horsleys Division Councillor Julie Iles joined the meeting, having been in attendance at a meeting regarding the Former Wisley Airfield

036/20 MATTERS ARISING (copy attached to record Minutes)

Members received and considered a list of matters arising from the Minutes of recent meetings: Cllrs Ayears and Shoesmith had carried out works to tracks on The Green; Cllr Cliff had written to both the Woking District Rotary Club and the family of Cllr Patrick Sheard; a request for comment on the parish council's nomination of The Ship PH as an ACV had been passed on; and an amendment to the parish council's ordered signage had been made. There were three items outstanding.

It was RESOLVED: That the report be noted

037/20 CHAIRMAN'S REPORT

Cllr Cliff provided a report to the meeting. The Chairman of Campaign to Protect Rural England (CPRE) Surrey Branch, Tim Harrold, had called in the week because a rumour had been spreading that CPRE owned land at the Former Wisley Airfield site. The confusion had arisen because a company called CBRE did indeed own part of the land. Tim Harrold had made it clear that the Campaign did not own land at the site.

A representative for the Anne Haynes Charity was suggested. The awarding of grants to local young people would take place in September. The temporary bar on The Green, associated with Ripley Cricket Club's reopening, had been successful but would not be needed from the 17th July because the Club had taken measures to ensure that it could reopen within Covid-19 safety guidelines. The Chairman asked for permission on behalf of the Cricket Club for visiting players to park behind the nets on Farmers' Market days.

It was RESOLVED: That the report be noted. Members approved the appointment of Clare Grimes to be the village's representative to the Anne Haynes Charity.

038/20 REPRESENTATIVES' REPORTS

Horsleys Division Councillor Julie Iles provided a report to the meeting. 'Active Travel Fund' bids had been entered, but there was no information on whether Ripley Parish Council's request for cycle rack funding would be successful. A query had been sent regarding whether the parish council could identify locations for extra EV charging points. A £100,000,000 Community Fund had been created to help benefit communities that had projects outstanding. A web-based evaluation process would be begun in September 2020. Elsewhere, libraries and registry offices were beginning to reopen and planning was ongoing to welcome children back to school in September. Cllr Iles was highly complementary about the Council's response to the Covid-19 pandemic and the hard work carried out by council officers.

Lovelace Ward Councillor Colin Cross gave a report to the meeting. Meetings of the recently-formed Ripley Business Association had been attended. Cllr Cross had found the members to be have many talents, and was to look into possible funding from the GBC High Streets fund. The Friends of Ripley Primary School had made a significant step towards helping the local area's recovery from the pandemic through reopening the school for use by children from the Raleigh school in East Horsley. Efforts by the Friends, an article on which had been published in *Private Eye*, were lauded. The application for permission to build on Garlick's Arch appeared to be going nowhere because of discrepancies between the proposed scheme and the reports given by the Design South East panel. The same panel would be asked to oversee any proposals put forward by Taylor Wimpey for the Former Wisley Airfield site. Cllr Cross noted recent planning applications that had been entered in the village, and that SCC was seeking to create a Unitary Council for Surrey.

It was RESOLVED: That the reports be noted. Members noted and were thankful for the efforts of the Friends of Ripley Primary School. The reopening of the school was seen as a positive result for both the village and Surrey County Council. The Chairman would send a gift to the Friends group.

039/20 FINANCE

Members received and considered matters ongoing under the auspices of parish council finance:

i) Schedule of accounts received and paid for the period 01/06/20 – 30/06/20 totalling £13,806.96 (attached to record Minutes)

It was RESOLVED: That the schedule of accounts received and paid for the period 01/06/20 to 30/06/20, totalling £13,806.96 be approved.

ii) Members received and considered invoices presented by the Clerk, which had been circulated via email ahead of the meeting

It was RESOLVED: That the invoices be approved.

iii) Report on parish council financial year 2020-21 Quarter 1. All budgets were underspent except for the allocation for 'donations', following the provision of grant monies to the Ripley Corona Support Network and the Ripley Business Association. Members received and considered the list of approved Concurrent Functions Grant Aid (CFGA) for financial year 2020-21. There were no immediate plans to carry out the works approved.

It was RESOLVED: That the report be noted. The approved CFGA-funded schemes would remain scheduled for 2020-21.

iv) Information on the parish council's budget for financial year 2021-22 was received and considered. The Finance Group was due to meet in August to consider CFGA funded projects and proposed budgets.

It was RESOLVED: That the report be noted

040/20 PLANNING & ENVIRONMENT

Members received and considered matters under the auspices of parish council Planning & Environment:

i) Minutes of Planning & Environment Committee meeting held 08/06/2020 (attached to record Minutes)

It was RESOLVED: That the Minutes of recent meetings be approved

ii) Parking Working Group (PWG) meeting held 22/06/2020. Cllr Ayears gave an update to the meeting on progress made by the PWG. The Group had met with representatives from both GBC and SCC in order to collect information on what could be done to possibly improve the parking situation on the village. Amongst ideas was a concept to install machines which would dispense a free time-limited ticket, with the intention to free up parking spaces at White Hart Car Park and possibly on The Green. Residents' Parking Permits could also be considered.

It was RESOLVED: That the report be noted. Minutes of previous meetings would be disseminated to correspondents on parking issues.

iii) Meeting with Surrey County Council Highways held 23/06/2020. Cllr Ayears had met with representatives of SCC Highways Department to discuss ongoing issues in the village. The post-Covid recovery of the High Street was a priority for SCC and Highways engineers had no objection to the proposed scheme by Pinnock's Coffeehouse to install seating on the area outside the café. Locations for cycle racks were discussed, with a bid to be entered to SCC's Active Travel Fund. The poor state of the southern slip road adjacent to the High Street had been noted, and questions raised over the weight limit still applied to Newark Lane bridge.

It was RESOLVED: That the report be noted

iv) Former Wisley Airfield. The parish council had requested a meeting with Taylor Wimpey, the new owner of the site, and was awaiting a suggested date. Members were encouraged to join the upcoming webinar regarding plans for the site.

It was RESOLVED: That the item be noted

041/20 LEISURE & FACILITIES

Members received and considered matters under the auspices of parish council Leisure & Facilities:

i) Ripley Village Hall. Members received and considered a report from Cllr Powell-Cullingford on recent developments regarding the Village Hall. Rules regarding reopening following the easing of Covid-19 lockdown restrictions would mean that the cost of deep cleaning the premises would have to be shouldered by the hirer. As most users of the Hall were small organisations, it was thought unlikely that the Hall would return to pre-Covid bookings.

It was RESOLVED: That the report be noted

ii) Security works on The Green. Although the works approved to date had been completed, a slight underestimation of the number of steel posts needed had been made. A small number of timber posts were required in order to finish an area adjacent to the car park. Security objectives for the main gate were discussed, with a stronger gate and drop-down bollard(s) the preferred option.

It was RESOLVED: That James Atkin Fencing be contacted to carry out extra post installations. Cllrs Ayears, Moxon, and Shoemith were given responsibility for progressing works to the main gate up to a value of £3,000. Members of a local family were thanked for their help with security on The Green and would be nominated for a future Community Service award.

ii) Tree survey. Two quotes had been received for carrying out tree surveys on The Green and at the Burial Ground. A lengthy discussion was held as to the merits and demerits of both contractors, and the ongoing schedule for future tree surveys.

It was RESOLVED: That Ripley Parish Council Financial Regulation 11.1(h) be suspended and Advanced Tree Services be appointed to carry out the parish council's tree survey, with a future schedule of surveys every 18 months to be undertaken.

ii) Great British September Clean. Keep Britain Tidy had rearranged the date of the 2020 clean-up following easing of Covid-19 lockdown restrictions.

It was RESOLVED: That Saturday 26/09/2020 be promoted as the date for Ripley's Clean Up

042/20 COMMUNICATION & LIAISON

Members received and considered matters under the auspices of parish council Communication & Liaison:

i) Email regarding ragwort on The Green (attached to record Minutes). Members discussed the Ragwort Code of Practice produced by the Department for Environment, Food and Rural Affairs. Whilst Surrey Wildlife Trust classed the plant as having a crucial role in the life cycle of the cinnabar moth, it was acknowledged that the proliferation of the species could impact on overall biodiversity of the site.

It was RESOLVED: That signs encouraging visitors to each pull up a number of stems per visit be added to appropriate locations across The Green

ii) Emails regarding loss of parking spaces on the High Street

It was RESOLVED: That the item had been adequately covered at the beginning of the meeting

ii) Ripley Business Association. The meeting received an update on recent meetings from Cllr Cliff. Members of the Association had been producing an information pack and working on a grand reopening event to be held alongside the August Farmers' Market. The website would have its launch on the day and a photographer had been booked to cover the event.

It was RESOLVED: That the report be noted

iii) Model member code of conduct consultation. Members discussed the consultation for the second month in a row.

It was RESOLVED: That each member would submit a response

043/20 ITEMS TO NOTE FOR INCLUSION ON THE AGENDA OF A FUTURE PARISH COUNCIL MEETING

Tree works action plan and Tree Management Policy was suggested

044/20 DATE OF THE NEXT PARISH COUNCIL MEETING

The next meeting of the parish council was scheduled to take place on Thursday 17th September 2020, at the Parish Council Office and/or via the Zoom platform, at 1930hrs

The meeting closed at 2140hrs

Date:

Chairman



Ripley Parish Council Office
4 Rio House
High Street
Ripley
Surrey
GU23 6AE

Phone: 01483 224847

clerk@ripleyparishcouncil.gov.uk

www.ripleyparishcouncil.gov.uk

MATTERS ARISING from the MINUTES of RIPLEY PARISH COUNCIL MEETING held on THURSDAY 16th JULY 2020 at 1930HRS via the ZOOM PLATFORM in accordance with THE LOCAL AUTHORITIES AND POLICE AND CRIME PANELS (CORONAVIRUS) (FLEXIBILITY OF LOCAL AUTHORITY AND POLICE AND CRIME PANEL MEETINGS) (ENGLAND AND WALES) REGULATIONS 2020

157/19 LEISURE & FACILITIES

ACTION ARISING: Parish Clerk to seek tree surgeon quotes for carrying out works at White Hart Car Park

028/20 PLANNING & ENVIRONMENT

ACTION ARISING: Clerk to contact police regarding parking in the village

ACTION ARISING: New trees to be purchased to replace Christmas tree and crab apple tree

040/20 PLANNING & ENVIRONMENT

ACTION ARISING: Clerk to forward Parking Working Group Minutes to correspondents regarding parking issues

041/20 LEISURE & FACILITIES

ACTION ARISING: Clerk to contact James Atkin Fencing regarding extra posts on The Green

ACTION ARISING: Cllrs Ayears, Moxon, and Shoemith to assess and purchase works to the main gate

ACTION ARISING: Clerk to appoint Advanced Tree Services as the parish council's tree survey provider

ACTION ARISING: Clerk to book 26/09/2020 for Ripley clean-up

042/20 COMMUNICATION & LIAISON

ACTION ARISING: Clerk to add ragwort signage to The Green

Financial Framework for Members' Community Allocation

A. Purpose

Members' Community Allocation grant funding will help support the council's Organisation Strategy focus areas, and the implementation of the wider Community Vision for Surrey in 2030 in making the county a uniquely special place where everyone has a great start to life, people live healthy and fulfilling lives, are enabled to achieve their full potential and contribute to their community, and no one is left behind.

MCA will support the Strategy's approach in working with partners and residents to strengthen and improve communities to become more resilient to future challenges; helping to tackle inequality of life expectancy and improve quality of life for everyone to ensure no one is left behind; and assisting in improving how we engage with residents, and work in more agile ways, at the heart of our communities.

B. Essential Funding criteria

Projects receiving MCA funding will be expected to demonstrate how they contribute to, and help make a difference in, one or more of the county council's eight planned areas of focus, as detailed below.

- **Tackling inequality** – Work with Surrey's residents to identify and address causes of inequality, especially in life expectancy;
- **Supporting independence** – Help residents help themselves and each other within their communities;
- **More joined up health and social care** – Help integrate health and council services so they're more effective, efficient and seamless for residents;
- **Creating a greener future** – Tackle the causes of climate change to help Surrey become a carbon neutral county as soon as possible;
- **Embracing Surrey's diversity** – Recognise the benefits of a diverse workforce and population to ensure Surrey is a place full of opportunity for everyone.
- **Partnership** – Work with residents, businesses, partners and communities to collectively meet challenges and grasp opportunities;
- **Supporting the local economy** – Invest in the infrastructure Surrey needs to build a strong and resilient economy;
- **Digital revolution** – Make the most of new technology to innovate and improve local services, and how we work together, to help Surrey and residents thrive.

C. Exclusions

There are legal and other organisational considerations that limit how MCA funding will be used. Funding political organisations and/or political activities; teaching national curriculum subjects and/or learning-related activities contained in the annual School and Early Years Finance Regulations; supporting contentious planning matters or disputes; activities causing reputational damage and conflicts of interest for SCC, including campaigns against the council or its statutory partners.

From: Julie Iles julie.iles@surreycc.gov.uk

Appendix C

Subject: FW: Tree Planting

Date: 30 August 2020 at 14:59

To: [REDACTED]@effinghamparishcouncil.gov.uk, Ripley Parish Council clerk@ripleyparishcouncil.gov.uk,
The Clerk, West Horsley Parish Council [REDACTED], [REDACTED]@easthorsleypc.org,
[REDACTED]@eastclandon.org.uk, [REDACTED]@ockhamparishclerk[REDACTED]

Suggestions would be useful if I am to follow up on this please. I will collate and email in so responses to me and NOT the trees@surreycc.gov.uk email thanks.

Julie Iles

Cabinet Member for All-Age Learning
Surrey County Councillor, Horsleys
Mob: 07790 932 927

Rosy Beer

Cabinet Support Officer.

Leadership Office

Room 121 | Surrey County Council | County Hall | Penrhyn Road | Kingston upon Thames | Surrey | KT1 2DN

#stayathomesavelives



Dear Members

As many of you are aware SCC has made a commitment to facilitate the planting of 1.2M new trees in the county over the next 10 years as part of our Climate Change Strategy. In addition to sequestering carbon dioxide and mitigating climate change, trees also provide a number of benefits particularly when trees are located in urban areas, and are able to improve air quality, provide shading during heatwaves and reduce impacts of flash flooding.

Tree planting season will be starting in October and will last for approximately six months, during this time it is our intention to increase tree planting in urban areas and, where appropriate, along areas of Surrey's urban highways. I would be interested in your suggestions of where new trees could be located within your Divisional areas. The Environment team has a small revenue budget which can be used to cover the cost of planting, however I would ask that you consider adding a contribution from your Member allocations as this will enable us to plant more trees and we will also need to ensure there is funding available to cover the cost of tree maintenance (such as watering) for the first few years, to increase their chance of survival.

Please email trees@surreycc.gov.uk with your suggestions. Some points to bear in mind are as follows:

1. Officers with relevant expertise will choose species (or offer choice of species where there is a choice).
General principals are that the size of the tree should be in proportion with the size of the space, and some trees are no longer viable due to endemic diseases or infestations.
2. Grass verges need to be at least a metre wide
3. Pavements with no verges need to be at least 2.7m wide (to be able to construct new tree pits).
4. Highways officers will need to check:
 - underground and overhead utility pipes / cables / etc
 - visibility to and from junctions, pedestrian crossings, driveways etc
 - support from neighbouring residents (with agreement to water new trees preferred).
5. We need to get the right trees in the right places, and may be unable to plant replacement trees in some locations, due to changes e.g. in Highways design standards, density of utility services, etc.

I will be looking to set up a webinar to expand on the points above and provide guidance in identifying suitable sites.

Officers will assess the suggested locations to ensure that they are suitable for tree planting and fit with the overall vision and strategic objectives of our New Tree Strategy, if they are then we will work to progress with planting from October onwards.

Kind regards

Natalie Bramhall
Cabinet Member for Environment & Climate Change

Surrey County Council | County Hall |
Penrhyn Road | Kingston upon Thames | KT1 2DN

County Councillor – Redhill West & Meadvale Division

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Cashbook 4

Unity Current

Appendix D

Payments made between 01/07/2020 and 31/08/2020

Nominal Ledger Analysis

Date	Payee Name	Reference	£ Total Amnt	£ Creditors	£ VAT	A/c	Centre	£ Amount	Transaction Details
06/07/2020	HM Revenue and Customs	2020041	1,860.37			4001	101	1,860.37	PAYE/NI Q1
06/07/2020	S Hoggett Horticulture	2020042	264.00			4260	204	264.00	Maintenance
06/07/2020	Jim Morris	2020043	165.00			4280	210	165.00	Locking - June
06/07/2020	Matthew Cliff	2020044	20.00			4303	105	20.00	Raised beds
06/07/2020	Danlotte Machen Ltd	2020046	61.56		10.26	4201	203	51.30	New tyre
06/07/2020	Ripley Business Association	2020047	1,077.28			4022	102	1,077.28	Grant funding - website costs
06/07/2020	Ripley Business Association	2020048	290.61			4022	102	290.61	Grant funding - website costs
11/07/2020	ECOTRICITY	DDECO	23.18		1.10	4025	207	22.08	Electricity
11/07/2020	Yu Energy Retail Ltd	DDYU	15.51		0.74	4173	103	14.77	Electricity
16/07/2020	Playsafe Playgrounds Ltd	2020049	124.20		20.70	4275	205	103.50	Annual inspection
16/07/2020	C&C Autos	2020050	46.08			4150	202	46.08	Parts re UE security
16/07/2020	P Shoemsmith	2020051	132.50			4150	202	132.50	Materials for tracks
16/07/2020	Norbury Park Wood Products	2020052	1,096.20		182.70	4320	105	913.50	Noticeboard following accident
16/07/2020	James Atkin Fencing	2020053	6,000.00		1,000.00	4155	202	5,000.00	Improvements
16/07/2020	The IQ Digital House	2020054	1,195.20		199.20	4104	201	18.00	Allotments sign
						4256	209	25.00	Nature Reserve signs
						4258	209	40.00	Orchard tree labels
						345		-40.00	Orchard tree labels
						6000	209	40.00	Orchard tree labels
						4033	109	220.00	Christmas signs
						333		-220.00	Christmas signs
						6000	109	220.00	Christmas signs
						4153	202	693.00	The Green signage
16/07/2020	Lloyds Bank Commercial Card	CD2013	3.00			4043	104	3.00	Monthly fee
16/07/2020	Apple Distribution Ltd	CD2014	0.79			4178	103	0.79	iCloud 50GB
16/07/2020	Guildford Borough Council	CD2015	338.00			4154	202	338.00	Licencing
16/07/2020	Cloud Next Ltd	CD2016	95.98		15.99	4030	102	79.99	Website hosting
						324		-79.99	Website hosting
						6000	102	79.99	Website hosting
16/07/2020	British Telecom	DDBT	173.96		28.99	4177	103	4.97	Phone Q2
31/07/2020	Jim Morris	2020045				4000	101		July 2020
31/07/2020	Standard Life Assurance LTD	DDSTDLF				4002	101		Employer contribution
						4009	101	111.87	Employee contribution
03/08/2020	Guy Marshall	2020055	364.07			4200	203	11.09	Fuel
						4201	203	4.98	Parts
						4103	201	24.00	Allotments 2hrs
						4258	209	24.00	Orchard 2hrs
						345		-24.00	Orchard 2hrs
						6000	209	24.00	Orchard 2hrs
						4152	202	300.00	The Green 25hrs
03/08/2020	Hawkins Services Ltd	2020056	1,728.00		288.00	4156	202	1,440.00	Security measures
03/08/2020	T H Contracting & Maintenance	2020057	180.00		30.00	4156	202	150.00	Security measures
03/08/2020	Lloyds Bank Commercial Card	CD2019	3.00			4043	104	3.00	Monthly fee
05/08/2020	Lyreco UK Ltd	2020059	56.74		9.46	4176	103	47.28	Stationery supplies
05/08/2020	S Hoggett Horticulture	2020060	384.00			4260	204	264.00	Burial Ground
						4152	202	120.00	The Green car park
05/08/2020	Matthew Cliff	2020061	20.00			4303	105	20.00	Raised beds
05/08/2020	National Assoc Local Councils	2020062	17.00			4021	102	17.00	LCR Magazine
05/08/2020	Jim Morris	2020063	165.00			4280	210	165.00	Locking - July
05/08/2020	Norbury Park Wood Products	2020064	1,096.20		182.70	4320	105	913.50	Noticeboard
05/08/2020	JVF Accounts Ltd	2020065	115.20			4022	102	115.20	RBA grant
05/08/2020	ECOTRICITY	DDECO	7.56		0.36	4025	207	7.20	Electricity
05/08/2020	Yu Energy Retail Ltd	DDYU	44.02		2.10	4173	103	41.92	Electricity
24/08/2020	SSALC Ltd	2020066	36.00		6.00	4006	107	30.00	Effective comms webinar
24/08/2020	Elm Agency Ltd	2020067	500.00			4022	102	500.00	RBA grant
Subtotal Carried Forward:			19,592.47	0.00	1,978.30			17,614.17	

Date: 02/09/2020

Ripley Parish Council

Page 2

Time: 11:27

Cashbook 4

User: AJJ

Unity Current

Appendix D

Payments made between 01/07/2020 and 31/08/2020

Nominal Ledger Analysis

Date	Payee Name	Reference	£ Total Amnt	£ Creditors	£ VAT	A/c	Centre	£ Amount	Transaction Details
24/08/2020	Hire Services (Southern) Ltd	2020068	12.76		2.13	4150	202	10.63	Parts for strimmer
24/08/2020	The IQ Digital House	2020069	60.00		10.00	4150	202	50.00	10 mph signs
24/08/2020	Guy Marshall	2020070	185.85			4260	204	60.00	Ashes plot
						4200	203	5.85	Fuel
						4152	202	108.00	The Green 9hrs
						4103	201	12.00	Allotments 1hr
24/08/2020	Ripley Business Association	2020071	5,572.68			4022	102	5,572.68	Grant balance
24/08/2020	Ripley Business Association	2020072	2,444.23			4022	102	2,444.23	Grant payment re invoices
24/08/2020	Apple Distribution Ltd	CD2017	0.79			4178	103	0.79	iCloud 50GB
24/08/2020	Guildford Borough Council	CD2018	20.00			4033	109	20.00	SSL licence
28/08/2020	Jim Morris	2020058				4000	101		August
28/08/2020	Standard Life Assurance LTD	DDSTDLF				4009	101		Employee contribution
						4002	101		Employer contribution
Total Payments:			29,780.84	0.00	1,990.43			27,790.41	

RIPLEY
PARISH COUNCIL



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MINUTES of RIPLEY PARISH COUNCIL PLANNING & ENVIRONMENT COMMITTEE MEETING
held on MONDAY 6th JULY 2020 at 1800HRS via the ZOOM PLATFORM in accordance with
THE LOCAL AUTHORITIES AND POLICE AND CRIME PANELS (CORONAVIRUS) (FLEXIBILITY
OF LOCAL AUTHORITY AND POLICE AND CRIME PANEL MEETINGS) (ENGLAND AND
WALES) REGULATIONS 2020

Present: Cllr Richard Ayears (Chairman)
Cllr Jennie Cliff
Cllr Suzie Powell-Cullingford
Cllr Lisanne Mealing
Cllr Peter Shoesmith
Cllr Vernon Wood
5 members of the public
Jim Morris, Clerk of the Council

P&E 008/20 APOLOGIES FOR ABSENCE

No apologies for absence were received

P&E 009/20 DISCLOSURES OF INTEREST

Cllr Powell-Cullingford disclosed a non-pecuniary interest in Agenda item 6iv *Planning & Environment*:
19/P/02223 *Garlick's Arch*. Cllr Powell-Cullingford owned property adjacent to the development site.

P&E 010/20 MINUTES

The Minutes of the meeting held on Monday 8th June 2020 were received, confirmed, and signed as a true and correct record by the Chairman

P&E 011/20 PLANNING APPLICATIONS

The Planning & Environment Committee 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 17th September 2020**

20/W/00074

Location: Clifford James, High Street, Ripley, GU23 6AF

Proposal: Prior notification under Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for a proposed change of use from Offices (Class B1(a)) to Dwellinghouses (Class C3) creating 1 x 3 bed, 2 x 2 bed and 1 x 1 bed apartments

Contact: Lisa Botha lisa.botha@guildford.gov.uk

Ripley Parish Council objects to Planning Application 20/W/00074. The proposed scheme is not compliant with the Lovelace Neighbourhood Plan, which has been the subject of an Examiner's Report and now carries significant weight. In particular, the site has insufficient space to meet the parking standards set out in Policy LNPI4. A total of eight parking spaces are required in order to achieve compliance with LNPI4, and each must meet the accessibility standards set at 6m x 2.6m per space.

Policy LNPH3 (k) also calls for communal gardens to be provided for flats, which is not possible at the site. A local valuation report, in accordance with Policy LNPBE1, has not been provided. In addition to reasons stated in the Lovelace Neighbourhood Plan, the scheme does not seek to provide a store for the eight bins that will be needed for the individual dwellings. Ripley Parish Council also has concerns over the proximity of the access lane to the front door of the property and the implications for the safety of potential residents. Ripley is a designated District Centre under Policy E8 (2) of the GBC LPSS 2019 and the property has up until recently housed successful businesses. The parish council is committed to retaining business premises both in the High Street 'District Centre' and the wider parish, and this proposal is in opposition to that aim.

20/P/00922

Location: Land to the west of the A3, Grove Heath Road, Ripley, GU23 6ES

Proposal: Certificate of Lawfulness for existing development to establish whether the construction of an agricultural concrete hardstanding and an unbound access track with kerbs would be lawful

Contact: Kelly Jethwa kelly.jethwa@guildford.gov.uk

Ripley Parish Council objects to Planning Application 20/P/00922. Ripley Parish Council objected to the refused scheme proposed under Application 20/P/00393. There is no new evidence to support the need for an agricultural hardstanding, nor has any new information been given which would give the council satisfaction that the site would be used solely for the purposes stated in the application. A Certificate of Lawfulness cannot be granted for the agricultural hardstanding as the supporting information is inaccurate. The parking area that the hardstanding would create is of insufficient depth to store and attach the large farm machinery listed in the applicant's Hardstanding Usage layout. The access to all the paddocks from the hardstanding is via paddock one, access to which would be difficult from the trackway with large agricultural equipment. There are no vehicle gates from the hardstanding, only pedestrian gates and walkways of a type suitable for dog walking, for example. The council queries the apparent need for items such as a drum mower and a roller for use in haymaking. The applicant's Fencing Plan depicts the subdivision of the site into six plots of up to approximately one and a half acres each, with 1.5m walkways in between. The claim that the site is to be used for haymaking and beekeeping is clearly spurious as the layout and mixture of stock fencing and close-boarded fencing are incompatible with modern farming techniques, nor do either hay or bees need to be fenced in. The need for an agricultural hardstanding linked to haymaking may well have been demonstrable before the site was subdivided in late 2019. The site as now fenced would not be compatible with modern agricultural techniques, however, and there is therefore no need for an agricultural hardstanding. The Parish Council would appreciate being able to assess a genuine planning application for the site, and believes that such an application would benefit the owner.

20/P/00976

Location: Valentines Farm, Rose Lane, Ripley, GU23 6NE

Proposal: External cladding on the existing light industrial building and the installation of extractor fan chimneys (retrospective application)

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

Ripley Parish Council reserves judgement on Planning Application 20/P/00976 until such a time that the current Planning Enforcement cases EN/19/00016, EN/20/00059, and EN/20/00060 have been resolved.

20/P/00973

Location: Poplar Cottage, Jury Farm, Ripley Lane, West Horsley, KT24 6JT

Proposal: Erection of a first floor rear extension and changes to fenestration, including relocation of front door to side elevation

Contact: Margarita Romanovich margarita.romanovich@guildford.gov.uk

Ripley Parish Council supports Planning Application 20/P/00973.

20/P/01019

Location: 27 Wentworth Close, Ripley, GU23 6DB

Proposal: Conversion of loft space to form habitable room, incorporating 2No. Cottage Style Dormers to rear & 3No. Velux roof light to the front

Contact: Maria Vasileiou maria.vasileiou@guildford.gov.uk

Ripley Parish Council objects to Planning Application 20/P/01019. The new application for the site has not changed in any meaningful way from the refused Planning Application 20/P/00514. The parish council therefore has the same concerns as were expressed over the previous application, namely that

the proposal represents an unacceptable increase in the height of the roofline, which could set a precedent for development in Wentworth Close. The proposal would result in an increase in the massing of the dwelling to a level unacceptable in a quiet cul-de-sac in the village centre.

INSPECTORATE REF: APP/Y3615/W/20/3249356

GBC REF: 19/P/01984

Location: Oakride Kennels and Cattery, Oakride Farm, Tithebarns Lane, Send, GU23 7LE

Proposal: Installation of six floodlights around the agility area (retrospective application)

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

Ripley Parish Council offered no further comment on Planning Application 19/P/001984.

20/P/01028

Location: The New House, 52 Newark Lane, Ripley, GU23 6BZ

Proposal: Proposed front & rear single storey extensions, enlargement of existing dormer with associated fenestration changes including roof light to existing cat-slide roof

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

Ripley Parish Council objects to Planning Application 20/P/01028. The loss of the internal garage parking space would not be compliant with Policy LNPI4 of the Lovelace Neighbourhood Plan, which now carries 'significant weight'.

20/P/01041

Location: 1 Westward Ho Cottages, Newark Lane, Ripley, GU23 6BZ

Proposal: Loft conversion including installation of a crown roof dormer to the rear elevation, 1No. roof-light to the rear elevation, & 3No. roof-lights to the front elevation

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

Ripley Parish Council objects to Planning Application 20/P/01041. The increase in number of bedrooms at the property without an increase in the number of parking spaces would not be compliant with Policy LNPI4 of the Lovelace Neighbourhood Plan, which now carries 'significant weight'. The proposal would constitute overdevelopment of a dwelling at the entrance to Ripley Conservation Area.

20/P/01047

Location: Cedar House, High Street, Ripley, GU23 6AE

Proposal: Listed Building Consent to paint front and side exterior elevations. Retrofit windows on 1st and 2nd floors with slimline double glazing

Contact: Kieran Cuthbert kieran.cuthbert@guildford.gov.uk

Ripley Parish Council supports Planning Application 20/P/01047, contingent on approval by the Guildford Borough Council Conservation and Heritage Officer.

20/T/00183

Location: Ripley Court Educational Trust, Rose Lane, Ripley, GU23 6NE

Proposal: T1 – Beech – Fell. T2 – Oak – remove as it has already fallen down.

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

Ripley Parish Council supports Planning Application 20//00183, contingent on approval by the Guildford Borough Council Arborist. The parish council would appreciate saplings of both species being planted in order to offset the loss of two mature tree specimens.

Goods Vehicle Operators Licence – Woodcote Park Nursery, Ripley Road, Send, GU23 7LT.

Ripley Parish Council objects to the application for a Goods Vehicle Operators Licence at Woodcote Park Nursery. Satellite imagery shows that the site is in a poor state of disrepair and the parish council requests that the suitability of the site be ascertained by Surrey County Council ahead of any Licence being granted. The nearby water course may be threatened by further industrial use of the site.

Goods Vehicle Operators Licence – 1A The Old Barn, Papercourt Farm, Papercourt Lane, Ripley, GU23 6DT

Ripley Parish Council has no objection to the application for a Goods Vehicle Operators Licence at Papercourt Farm.

P&E 012/20 PLANNING ENFORCEMENT, APPEALS, & DECISIONS

Members received and considered enforcement notice EN/19/00170

Members received and considered decisions and informatives regarding recent Planning Applications: 20/P/00393, 20/P/00573 and 20/P/00707

P&E 013/20 PLANNING & ENVIRONMENT

Members received and considered matters under the auspices of Planning & Environment:

i) Local Plan: Development Management Policies: Issues and Preferred Options Consultation.

It was RESOLVED: That the Consultation be noted. Councillors Ayears, Cliff, Mealing, Powell-Cullingford, and Shoesmith would each take responsibility for a proportion of the Policies requiring comment and the resolve the council's position ahead of the Consultation deadline.

ii) Lovelace Neighbourhood Plan. The Plan had achieved 'significant weight' in the planning process following its adoption by Guildford Borough Council and would be classed as 'made' once a referendum could be held post the Covid-19 pandemic.

It was RESOLVED: That the report be noted

iii) Assets of Community Value. There was no further information on the progress of the ACV nomination for The Ship PH.

It was RESOLVED: That the report be noted. On a related subject, Surrey Community Action would be invited to a future meeting of the Planning & Environment Committee to discuss forming a Community Land Trust. The original meeting had been cancelled due to the outbreak of Covid-19.

iv) 19/P/02223 Garlick's Arch. No further information on the status of the Garlick's Arch application was available.

It was RESOLVED: That the report be noted

v) APP/Y3615/C/19/3238790 Highlands Farm Planning Inquiry. The parish council had been invited to offer a written representation to the Inquiry.

It was RESOLVED: That Cllrs Ayears and Powell-Cullingford would collaborate on producing a statement for the Inquiry.

P&E 014/20 DATE OF THE NEXT P&E COMMITTEE MEETING

The next meeting of the parish council's Planning & Environment Committee was scheduled to take place on Monday 27th July 2020, at the Parish Council Office and/or via the Zoom platform

The meeting closed at 1925hrs

Date:

27/7/2020

Chairman



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MINUTES of RIPLEY PARISH COUNCIL PLANNING & ENVIRONMENT COMMITTEE MEETING held on MONDAY 27th JULY 2020 at 1800HRS via the ZOOM PLATFORM in accordance with THE LOCAL AUTHORITIES AND POLICE AND CRIME PANELS (CORONAVIRUS) (FLEXIBILITY OF LOCAL AUTHORITY AND POLICE AND CRIME PANEL MEETINGS) (ENGLAND AND WALES) REGULATIONS 2020

Present: Cllr Richard Ayears (Chairman)
Cllr Jennie Cliff
Cllr Suzie Powell-Cullingford
Cllr Lisanne Mealing
Cllr Peter Shoesmith
Cllr Vernon Wood
David Cowan, Surrey Community Action
Louise Williams, Surrey Community Action
2 members of the public
Jim Morris, Clerk of the Council

Ahead of the start of the meeting, the Chairman invited Louise Williams and David Cowan of Surrey Community Action to update the Committee on potentially forming a Community Land Trust (CLT). The formation of a CLT had been due to be discussed at a public meeting, which was cancelled due to the Covid-19 pandemic. Surrey Community Action (SCA) had been working with suppliers of affordable housing schemes to identify local plots of land that had potential for Rural Exception housing schemes. SCA was also working with Guildford Borough Council in order to ensure appropriate housing was delivered in the right places. A fresh Housing Needs Survey was suggested in order to collect evidence that Rural Exception schemes were needed in the parish. A discussion was held regarding the formation of a CLT. Members noted the recent loss of business premises in the village, and that a Business Association had recently been formed to strengthen the community's collective representation. A CLT would potentially be able to purchase property for the benefit of the village.

It was RESOLVED: That a webinar regarding the formation of a CLT be promoted at a future date. A Housing Needs Survey would be produced by SCA for approval by the Planning & Environment Committee, and distributed in autumn 2020.

P&E 015/20 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllr Lisanne Mealing

P&E 016/20 DISCLOSURES OF INTEREST

Cllr Powell-Cullingford disclosed a non-pecuniary interest in Agenda item 6ii *Planning & Environment: 19/P/02223 Garlick's Arch*. Cllr Powell-Cullingford owned property adjacent to the development site.

P&E 017/20 MINUTES

The Minutes of the meeting held on Monday 6th July 2020 were received, confirmed, and signed as a true and correct record by the Chairman

P&E 018/20 PLANNING APPLICATIONS

The Planning & Environment Committee 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 17th September 2020**

20/P/01096

Location: 61 and 63 Newark Lane, Ripley, GU23 6BS

Proposal: Single storey rear extensions

Contact: Kieran Cuthbert kieran.cuthbert@guildford.gov.uk

Ripley Parish Council supports Planning Application 20/P/01096

20/P/01057 & 20/P/01058

Location: White Horse Yard, High Street, Ripley, GU23 6BB

Proposal: Full and Listed Building Consent for the erection of 28 houses and flats, associated landscaping, open space, access and parking following demolition of buildings including the partial demolition of the listed curtilage wall

Contact: Jo Trask jo.trask@guildford.gov.uk

Ripley Parish Council objects to Planning Application 20/P/01057. Despite there being outline permission for a scheme at the site, which succeeded at appeal dated 23rd August 2017, the new application has little regard for the changed planning circumstances that have since occurred and are now applicable.

The new application relates to Policy A44 of the GBC LPSS 2019: Land at the rear of the Talbot, High Street, Ripley. The application is not in conformity with the Policy, however, for two reasons:

- Entrance via White Horse Lane is outside of the boundary of Policy A44
- 90 sqm of retail or service uses has not been included in the proposal

In addition, the Lovelace Neighbourhood Plan has undergone its external Examination and carries 'significant weight' until a referendum can be held. Lovelace Policies must therefore be considered and given significant weight when determining this application. The proposal does not conform with the following Policies:

- LNPH1 (g). The application will result in the loss of viable businesses, with no replacement retail or service uses proposed.
- LNPH2 (a). No affordable housing is being proposed, despite a requirement for developments of 5 or more dwellings to provide a minimum of 40% in an affordable category.
- LNPH2 (c). Once the applicant has committed to providing the required amount of affordable category housing, the calculation of affordable dwelling sizes must be made using the published standards in Policy LNPH2 (c).
- LNPH3 (b). The Indicative view of the site from the High Street does not appear to reflect the character of the local Conservation Area. Regard must be given to the Design Standards given at Appendix 4 of the Plan, particularly that "infill developments must be particularly sensitive to their surroundings and adjoining properties, both in style and height".
- LNPH3 (e). Reasoned justification needs to be given in order for buildings up to 10m in height to be acceptable within the Conservation Area.
- LNPH3 (o). Service roads do not appear to be sufficient to comply with the Lovelace Plan. In particular, when assessed in conjunction with the insufficient parking at the site, on-street parking will cause greater inaccessibility.
- LNPH3 (p). The Application Form states that no bin stores are to be provided. This is not in conformity with the Lovelace Plan.
- LNPEN2. No information on how the scheme aims to achieve a demonstrable measurable net gain to wildlife and biodiversity has been provided.
- LNPEN4. No information on how the scheme aims to achieve Dark Skies Principles has been given.
- LNPI2 (e). There are no EV charging points included in the scheme.
- LNPI4 (a). The proposal must conform with the Residential Parking standards set out in the Lovelace Plan.
- LNPI4 (b). Parking spaces as shown on both the site plan and *proposed carports plans and elevations* do not meet the standards in the Lovelace Plan.

- LNPI4 (d). The scheme proposes 45 parking spaces to service the needs of the development. To be in conformity with the Lovelace Plan, the development needs to include 83 spaces for the number of bedrooms proposed.
- LNPI4 (e). A single visitor space is shown on the site plan. This is insufficient for the scale of proposal.
- LNPI4 (j). According to the Application Form, 45 cycle parking spaces are to be included. These are not apparent on the site plan.

Ripley Parish Council also objects to Planning Application 20/P/01058. The application for Listed Building Consent to partially demolish a listed curtilage wall is not in conformity with Policy LNPH1 (b) of the Lovelace Neighbourhood Plan, which has undergone Examination and now carries significant weight in the planning process.

P&E 019/20 PLANNING ENFORCEMENT, APPEALS, & DECISIONS

Members received and considered the list of current enforcement cases in the parish
Members received and considered decisions and informatives regarding recent Planning Applications: 20/P/00076, 20/P/00558 and 20/P/00848

P&E 020/20 PLANNING & ENVIRONMENT

Members received and considered matters under the auspices of Planning & Environment:

i) Assets of Community Value. There was no further information on the progress of the ACV nomination for The Ship PH.

It was RESOLVED: That the report be noted

ii) 19/P/02223 Garlick's Arch. No further information on the status of the Garlick's Arch application was available.

It was RESOLVED: That the report be noted

iii) APP/Y3615/C/19/3238790 Highlands Farm Planning Inquiry. A date for the Inquiry had not been set.

It was RESOLVED: That the report be noted

iv) Lovelace Neighbourhood Plan. GBC had sent a Press Release explaining the delay in setting a referendum date due to Covid-19 regulations.

It was RESOLVED: That the report be noted

v) Review of Statement of Licensing Policy. The parish council had been invited to offer a consultation response.

It was RESOLVED: That the consultation be noted

P&E 021/20 DATE OF THE NEXT P&E COMMITTEE MEETING

The next meeting of the parish council's Planning & Environment Committee was scheduled to take place on Monday 24th August 2020, at the Parish Council Office and/or via the Zoom platform

The meeting closed at 1845hrs

Date:

24/8/2020

Chairman

Ripley Parish Council Planning Policy

Reviewed and adopted 16/10/17

Minute P&E 52/17

Appendix F

The Ripley Parish Council common viewpoint will take into account Guildford Borough Council Extant Local Plan and National Planning Policy Framework (NPPF) but emphasise the local view supported by information from the Ripley Village Plan and emerging Neighbourhood Plan.

1. The Ripley Parish Council common viewpoint will be applied consistently to all planning applications in the Parish.
2. Ripley Parish Council Planning & Environment Committee members will familiarise themselves with the properties prior to consideration of their planning application.
3. A member of Ripley Parish Council may attend Borough Council Planning Committee meetings or Appeal hearings to give the Ripley Parish Council viewpoint.
4. Encourage dialogue with the planning officers at Guildford Borough Council.
5. Ripley Parish Council Planning & Environment Committee members may enter into dialogue with potential developers. Meetings may take place informally, although a written record will be made available for agreement by both parties.
6. It is the general policy of Ripley Parish Council not to support Outline Planning Applications, unless special circumstances have been demonstrated to the satisfaction of the council

Planning Viewpoints

1. Seek to preserve and promote accommodation for all ages in Ripley.

Unless exceptional circumstances can be clearly demonstrated Ripley Parish Council will:-

Object to the extension of small dwellings as described in GBC Policy H9 to large dwellings i.e. greater than 85m².

Object to the overdevelopment of properties where the garden space is reduced to a level less than the footprint of the property following a proposed extension.

Object to extensions that are disproportionate in size i.e. greater than 50% increase or are out of keeping with the area or out of proportion with the size of the plot.

Object to the conversion of bungalows to 2 or more storey dwellings.

Support the Affordable Housing elements of development projects and Rural Exception developments.

2. Promote decisions that encourage amenities and services within the village thus reducing the need for travel.

Object to the loss of small commercial premises and support those businesses which employ villagers (NPPF Ch 3 Supporting a prosperous rural community).

Object to the loss of A1 shops in the High Street (The Town and Country Planning (General Permitted Development) (England) Order 2015).

3. Conservation of the Historic Environment

Support the conservation of old buildings with historical and/or architectural significance to Ripley, listed or not

Object to shop and business signage that does not meet the standards set out in the Extant Local Plan (Conservation Area GBC policy G7) or the surroundings.



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MINUTES of RIPLEY PARISH COUNCIL CHRISTMAS EVENT COMMITTEE MEETING held on MONDAY 3rd AUGUST 2020 at 1800HRS via the ZOOM PLATFORM in accordance with THE LOCAL AUTHORITIES AND POLICE AND CRIME PANELS (CORONAVIRUS) (FLEXIBILITY OF LOCAL AUTHORITY AND POLICE AND CRIME PANEL MEETINGS) (ENGLAND AND WALES) REGULATIONS 2020

Present: Cllr Jennie Cliff (Chairman) (JC)
Cllr Lianne Mealing (LM)
Mike Baker (MB)
Matt Cliff (MC)
Jackie van Heesewijk (JvH)
Peter Hookins (PH)
Clerk to the Council Jim Morris (JM)

CE 01/20 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Nigel Bruder, Phil Jackson, and Tracey Jackson

CE 02/20 DISCLOSURES OF INTEREST

No disclosures of interest were received

CE 03/20 MINUTES

The Minutes of the meeting held on Monday 4th May 2020 were received, confirmed, and signed by the Chairman

CE 04/20 2020 PLAN

Members considered details for the 2020 Event, including:

Covid-19

Members discussed the likelihood of the Fair going ahead in light of the Covid-19 pandemic. The scale of the pandemic and the safety regulations that had been introduced would make running the Fair extremely difficult. It was not thought that the Fair could be run in 2020.

LM had been involved in the reopening of the Ripley Farmers' Market (RFM), however, and was able to provide details of how the RFM was able to begin operating again. An area of The Green had been measured out and a calculation had been made of how many socially-distanced stalls could be offered a pitch. Stallholders had to provide hand sanitising facilities and had to be able to take contactless payments. Chris Roberts (CR) of the RFM CIC had undertaken the Market's Risk Assessment, which had been assessed by Guildford Borough Council (GBC) ahead of reopening.

Members discussed the proposal to run a Christmas Market along similar lines. Alternative opening hours (e.g. 10-2) and systems to ensure an appropriate number of visitors at any given time were discussed. The usual entertainment would not be needed. Although a completely reorganised Fair would necessarily have a different atmosphere to that which the Committee was used to, the opportunity to bring in a figure towards the Christmas lights display would be welcomed. Members agreed to keep an open mind.

It was resolved: That LM liaise with CR and GBC and report back at the next meeting of the Committee

Raffle prizes

A discussion was held over whether it would be practicable to run a raffle as in previous years. It was thought that pre-sales and contactless sales would present an issue. An alternative idea to run a tombola, using the Ripley Royal British Legion's random number generator, was considered to be an appropriate alternative although it would need a power supply.

Stall requests

There had been a remarkably positive response to the Committee's invitation to previous stallholders to express an interest in attending the Christmas Fair. Although contactless payments may present a problem to some stallholders, it was thought that fifty stalls would be sure to book. Hot food stalls would not be invited to attend in order to limit visitors having to queue. The Ripley Bonfire Association's mulled wine stall would be welcome, however.

Matters arising

JC would contact the Harley Davidsons. The Christmas lights would be lighted without ceremony the day before the Fair, if it were to go ahead.

P&E 05/20 DATE OF THE NEXT CHRISTMAS EVENT COMMITTEE MEETING

The next meeting of the parish council's Christmas Event Committee was scheduled to take place on Tuesday 1st September at the Parish Council Office and/or via the Zoom platform as per guidelines.

The meeting closed at 1900hrs

Date:

Chairman



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MINUTES of RIPLEY PARISH COUNCIL CHRISTMAS EVENT COMMITTEE MEETING held on TUESDAY 1st SEPTEMBER 2020 at 1700HRS via the ZOOM PLATFORM in accordance with THE LOCAL AUTHORITIES AND POLICE AND CRIME PANELS (CORONAVIRUS) (FLEXIBILITY OF LOCAL AUTHORITY AND POLICE AND CRIME PANEL MEETINGS) (ENGLAND AND WALES) REGULATIONS 2020

Present: Cllr Jennie Cliff (Chairman) (JC)
Cllr Lianne Mealing (LM)
Cllr Simon Moxon (SM)
Mike Baker (MB)
Matthew Cliff (MC)
Jackie van Heesewijk (JvH)
Peter Hookins (PH)
Phil Jackson (PJ)
Tracey Jackson (TJ)
6 members of the public
Clerk to the Council Jim Morris (JM)

Ahead of the start of the meeting, the Committee invited comments from members of the public present. Representatives of the Ripley Business Association expressed an interest in having some stalls along the northern High Street slip road. If the Christmas Fair was to run in accordance with the risk assessment provided by Chris Roberts then local businesses wanted to have a presence and provide further stalls and possibly entertainment. Any stalls would be the responsibility of the businesses and would not be under the remit of the Christmas Event Committee or its risk assessment. A discussion was also held over the publication of the event, with differing viewpoints expressed over how widely it would be wise to promote the fair. Whilst businesses wished to see as many customers as possible, as would stallholders, attracting large crowds was thought could be problematic. Hosting a ticketed event using Eventbrite was discussed.

RESPONSE: Despite initial reservations, members' concerns were allayed by the Business Association's assertion that responsibility would not lay with the Committee. The Clerk would work with Association representatives on a ticketed event if required. Parking could be arranged at alternative locations such as the local schools.

CE 06/20 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Nigel Bruder

CE 07/20 DISCLOSURES OF INTEREST

No disclosures of interest were received

CE 08/20 MINUTES

The Minutes of the meeting held on Monday 3rd August 2020 were received, confirmed, and signed by the Chairman

Members considered details for the 2020 Event, including:

Covid-19 and running the Fair safely

Members discussed the risk assessment and the implications of the global Covid-19 pandemic in relation to the Christmas Fair. Whilst the Farmers' Market had reopened successfully, it was acknowledged that the Christmas Fair would be a bigger and busier event. Although an area could be cordoned off to provide a market site, there would be little way of stopping visitors from entering the area by circumventing barriers, leading to a need for strong fencing. Recent litigation against companies such as the airline Tui had shown that people would be advised to take legal action if they became ill because of a lack of observance of safety precautions.

The Committee felt that the public would be understanding of a decision to cancel the 2020 event. A raffle would nonetheless be promoted in order to raise funds for the annual festive lights display. There was a disparity between expectations of stallholders and the Committee's desire to keep the promotion of the event low-key. Members expressed their disappointment at having to make the decision to cancel the event, but were assured that it was not due to failure on the Committee's part.

It was resolved: That the 2020 Ripley Christmas Fair be cancelled due to the Covid-19 pandemic. A list of people and organisations to write to regarding the decision was resolved and would be carried out by the Clerk. A further meeting would discuss the promotion of the raffle.

P&E 10/20 DATE OF THE NEXT CHRISTMAS EVENT COMMITTEE MEETING

The next meeting of the parish council's Christmas Event Committee was scheduled to take place on Monday 28th September at the Parish Council Office and/or via the Zoom platform as per guidelines.

The meeting closed at 1900hrs

Date:

Chairman