



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

9th April 2021

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 15 April 2021 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 3 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.

A handwritten signature in black ink, appearing to read "Jim Morris", is written over a light blue horizontal line.

**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 18th March 2021 (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

8. PLANNING & ENVIRONMENT

To RECEIVE and CONSIDER Planning & Environment matters:

- i) Minutes of Planning & Environment Committee meetings held 22.02.2021 & 15.03.2021 (Appendix C)
- ii) Highways England representatives on M25 J10 / A3 Wisley Interchange improvement scheme
- iii) Correspondence: *Misc* regarding parking issues (Appendix D)
- iv) Climate action and Climate Working Group
- v) Speeding in built-up areas of the village

9. FINANCE

- i) **To RECEIVE and APPROVE** the schedule of accounts received and paid for the period 01.03.21 – 31.03.21 totalling £43,104.58 (Appendix E)
- ii) **To RECEIVE and APPROVE** any invoices presented for payment by the Parish Clerk
- iii) Correspondence: Kent, Surrey, Sussex Air Ambulance request for funding (Appendix F)
- iv) **To RECEIVE and CONSIDER** a report on the recent meeting of the Finance Working Group

10. LEISURE & FACILITIES

To RECEIVE and CONSIDER Leisure & Facilities matters:

- i) Ripley Village Hall
- ii) Nature Reserve – misuse of the site
- iii) Ripley Parish Council office relocation
- iv) Dog fouling, litter and dog waste bins, litter and dog waste collections
- v) Correspondence: *Personal Training groups on The Green* (Appendix G)

11. COMMUNICATION & LIAISON

To RECEIVE and CONSIDER Communication & Liaison matters:

- i) Report on recent meetings of the Ripley Business Association, including correspondence: *RBA Sign Design* (Appendix H)
- ii) Future meetings scheduled to be held after 07.05.2021 and before 21.06.2021
- iii) Ripley Parish Council Standing Orders
- iv) Correspondence: *Surrey Prepared* regarding parish contacts and resources (Appendix I)

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 20th May 2021**



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4 Rio House
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MINUTES of RIPLEY PARISH COUNCIL MEETING held on THURSDAY 18th MARCH 2021 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 Richard Ayears (Chairman)
Cllr Rowland Cornell
Cllr Simon Moxon
Cllr Powell-Cullingford
Cllr Peter Shoesmith
Cllr Vernon Wood
Horsleys Division Cllr Julie Iles
Lovelace Ward Cllr Colin Cross
Andy James, Ripley Business Association
Clare Porter, Ripley Business Association
Three members of the public
Jim Morris, Clerk of the Council

138/20 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllr Lianne Mealing.

139/20 DISCLOSURES OF INTEREST

Cllr Powell-Cullingford disclosed an interest in any Agenda items potentially covering the proposed Garlick's Arch development. Cllr Powell-Cullingford owned property adjacent to the Garlick's Arch site.
Cllr Wood disclosed an interest in any Agenda items 8iii, 8iv, and 11ii regarding Ripley Village Hall. Cllr Wood was a Trustee of the Ripley Village Hall CIO.

140/20 PUBLIC QUESTIONS

A local resident was hoping to hear that a resolution would be reached on the relocation of the Business Association's picnic tables. Residents nearby to the remaining picnic table had witnessed some unnerving behaviour. In addition, sight of the draft Minutes would be much appreciated.

Response: Members were due to reach a decision on re-siting the picnic tables at Agenda item 11i. The draft Minutes would be provided once checked.

A resident asked when would the bus shelter be replaced? Also, reports had been raised with Surrey County Council (SCC) on various highways issues around the village. The repainted yellow lines at the entrances to both Wentworth Close and Georgelands had been very successful.

Response: The bus shelter was due to be replaced soon, Guildford Borough Council had experienced several unfortunate issues that had held up the project. UKPN had removed bollards adjacent to The Bakery and SCC was not intending to replace them. Other projects, including resurfacing roadways and repainting disabled bays were being discussed. Cllr Ayears had recently assessed which yellow lines and road markings needed to be refreshed and the findings would be passed back to the relevant authority.

141/20 MINUTES

The Minutes of the meeting held on Thursday 18th February 2021 were received, confirmed, and signed as a true and correct record by the Chairman.

142/20 MATTERS ARISING (copy attached to record Minutes)

Members received and considered a list of matters arising from the Minutes of recent meetings: The parish council's response to the Local Government Boundary Commission's Consultation had been entered; Cllr Mealing had discussed help with social media with the Ripley Business Association; a report on playground budgets would be discussed at Agenda item 11iii; and TH Contracting had carried out the chain harrowing of The Green. Other matters arising were in various stages of progress.

It was RESOLVED: That the report be noted.

143/20 CHAIRMAN'S REPORT

Cllr Ayears provided a report to the meeting. The parish council would move to office space at the Primary School in order to make budget savings in financial year 2021-22, and until the new office at Victory House was complete. A price for office space and storage facilities would be negotiated with the Friends of Ripley Primary School. Phone line and broadband provision would need to be arranged. Classrooms were available for future face to face meetings. Members were asked to help spruce up the office at Rio House during the changeover.

It was RESOLVED: That the report be noted.

In accordance with Ripley Parish Council Standing Order 10.1 f, Agenda item 12i *Communication & Liaison - Ripley Business Association*, was brought forward for reasons of expedience.

144/20 COMMUNICATION & LIAISON – RIPLEY BUSINESS ASSOCIATION

Ripley Business Association Committee members Andy James and Clare Porter offered a report to the council. Tentative plans for a much scaled-down version of the former 'Ripley Event' had been discussed by the Committee. The Business Association was seeking a collaborative approach for its proposed Ripley Parish Day, to include representatives of the parish council. The proposed date was 25th July, although it would be entirely dependent on Covid-19 restrictions. All local businesses and organisations would be invited to participate.

The Business Association had built its social media presence with help from a freelance expert, and was offering to pay for two hours a month for six months for the council. The cost to the council thereafter would be £15 per hour. Thirty-eight local businesses were full members of the Association and enjoyed full website listing and social media support as part of their package. As part of a Covid-recovery drive, all businesses in the parish were to be contacted and offered listing on the Business Association website.

It was RESOLVED: That the report be noted. Mr James and Ms Porter were thanked for attending the meeting and for the continued work of the Business Association.

145/20 REPRESENTATIVES' REPORTS

Lovelace Ward Councillor Colin Cross provided a report to the meeting. It was understood that Ripley Parish Council had been working hard on its response to the revised Garlick's Arch proposal, and sight of the council's response would aid in discussions due to take place regarding the progression of the application. Elsewhere, meetings with Taylor Wimpey regarding the development of the Former Wisley Airfield had been ongoing. The forthcoming Surrey County Council elections on 6th May would also see three by-elections take place in Guildford Borough. Residents for Guildford & Villages (R4GV) was fielding six candidates in local divisions.

It was RESOLVED: That the report be noted. Clarification was sought that the allocation for Travelling Showpeople plots that formed part of Policy A41 of the Guildford Local Plan could not be transmuted to another land use class.

Horsleys Division Councillor Julie Iles provided a report to the meeting. It was noted that Cllr Cross was R4GV's candidate for the Horsleys Division at the forthcoming election. Cllr Iles was happy to continue to represent the Division if elected.

The vaccination programme had reached 420,000 residents via sixteen local centres. The centre at Epsom Racecourse was due to move to Sandown in mid-May. Hospitals were vaccinating NHS workers and community care staff. Locally, planning issues at The Paddocks and with water run-off Hurst farm were ongoing. Resurfacing works were due to take place at Hungry Hill, and Cllr Iles would press for other areas in the parish to be improved. At a recent meeting of the Joint Committee, it had been remarked that Ripley Parish Council's correspondence had been resolved. Cllr Iles had not assumed that this would necessarily be the parish council's point of view, however. A review of the GBC Local Plan was still being sought. Cllr Iles would be unable to give updates on matters such as the Your Fund application for the Village Hall at the April meeting due to purdah. Pigeon House Bridge was still on schedule to be replaced in the coming summer.

It was RESOLVED: That the report be noted. Ripley Parish Council thanked Cllrs Cross and Iles for the updates and wished them both luck in the forthcoming Horsleys Division election.

146/20 FINANCE

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

i) Schedule of accounts received and paid for the period 01/02/21 – 28/02/21 totalling £25,284.93 (attached to record Minutes)

It was RESOLVED: That the schedule of accounts received and paid for the period 01/02/21 to 28/02/21, totalling £25,284.93 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) Ripley Village Hall grant funding. Members received and considered further information supporting a request for forward payment of £25,000 towards the Victory House build project. The Ripley Village Hall CIO would use a structure whereby any works carried out by the contractor would be assessed by the Quality Surveyor, who would then pass on their findings to the Architect. The CIO would then be appraised of the work carried out and payment to the contractor would follow in accordance the CIO's own robust financial regulations. Deeks and Steere had been appointed as the project's preferred contractor. Demolition could begin on a matter of weeks, with Victory House projected to be complete within 6-9 months.

It was RESOLVED: That a forward payment of £25,000 be granted to Ripley Village Hall CIO, to be actioned alongside the invoices approved at Agenda item 8ii. A local resident noted that Deeks and Steere had been the contractors for the Church Room some years ago.

iv) Ripley Village Hall grant funding Agreement. There were still some details to add to the Agreement, including the revision of the grant total to reflect forward payments already delivered. The version for approval would be circulated ahead of the April meeting.

It was RESOLVED: That the report be noted.

147/20 PLANNING & ENVIRONMENT

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

i) Minutes of Planning & Environment Committee meeting held 01.02.2021 (attached to record Minutes)

It was RESOLVED: That the Minutes of the recent meeting be approved.

ii) Local Government Boundary Commission for England Consultation on ward boundaries for Guildford (draft response attached to record Minutes).

It was RESOLVED: That no further response was required.

iii) Lovelace Neighbourhood Plan. The Plan would have its referendum alongside elections occurring on 6th May 2021. An expenses cap of £2,475.75 had been set for both Ockham and Ripley parish Councils to spend on campaigning, although costs related to the referendum itself, such as printing and polling station staffing, were to be covered by a government grant. Cllr Ayears would liaise with the Ockham Parish Council Chairman over local promotion of the referendum.

It was RESOLVED: That text for a mailshot be put together in conjunction with Ockham Parish Council and delivered to households across Lovelace Ward.

iv) Norbury Park Sawmill. A petition, begun with the aim of overturning the decision to close the Sawmill, had reached the required number of signatures for it to be discussed at SCC Cabinet. Members noted the Sawmill's efforts in offering training to young people. Cllr Iles noted that the Sawmill was loss-making and was difficult to support when other County Council objectives also required funding. It was hoped that a new management scheme could help the Sawmill remain productive.

It was RESOLVED: That the report be noted.

148/20 CLIMATE ACTION

Information had been provided regarding the eastern parishes Climate Action Group, at which Cllr Mealing represented Ripley Parish Council. Cllr Mealing had also contacted several local residents who may be interested in joining a limited-time Working Group, the remit of which would be to assess possible climate and zero-carbon objectives and make Policy recommendations to the council.

It was RESOLVED: That further updates be given at future meetings.

149/20 LEISURE & FACILITIES

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

i) Re-siting of picnic tables. Members discussed alternative locations for placement of the tables. The proposed new locations would be checked with the Business Association, which was the owner of picnic tables.

It was RESOLVED: That two tables would remain in the copse adjacent to the car park and public loos. One would be moved to the copse adjacent to the Gammon bench, and the remaining table be moved to be adjacent to the southern entrance of the playground.

ii) Ripley Village Hall. Cllr Powell-Cullingford appealed for help moving any remaining Village Hall furniture and equipment to the new storage facilities at the Primary School. A garage sale of any surplus equipment would be held ahead of the demolition of the Hall.

It was RESOLVED: That the report be noted.

iii) Councillor responsibilities – playground. Information on budgets allocated to the Playground had been distributed ahead of the meeting. An earmarked reserve budget was in place to cover any unexpected costs throughout the upcoming financial year.

It was RESOLVED: That the works be assessed for necessity at a later date in financial year 2021-22.

iv) Councillor responsibilities – Allotments, lock-up garage. Cllr Shoesmith had attended the Allotments site with Cllrs Ayears and Wood. The water table had been causing problems for plot holders and further investigation would be carried out through soil sampling. There were suspicions that excess water was running into the site from adjacent land. A number of measures were suggested, including clearance of land at the southern end of the site, creation of a ditch and soakaway, and addition of planting. Most objectives could be carried out cost-effectively. A suggestion had been made for councillors to award an Allotment of the Year to one chosen on a given day.

It was RESOLVED: That potential works at the site be discussed further once the results of soil samples had been assessed. A date for a visit for an Allotment of the Year Award be resolved.

150/20 COMMUNICATION & LIAISON

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

i) Annual Parish Meeting (APM). The 2020 APM had been cancelled due to the outbreak of the Covid-19 pandemic. Hosting a virtual APM in 2021 was discussed.

It was RESOLVED: That the APM be held on Wednesday 5th May 2021, further details were to be confirmed.

ii) Correspondence: *Litter* (attached to record Minutes). A local resident had offered to help fund litter pickers.

It was RESOLVED: That the resident be asked for specific locations and that these would be focussed on at a future Great British Spring Clean event.

iii) Article for *Guildford Dragon*. A recent article on parish councils had been published on the Dragon, and had prompted the journal to ask parish councils to provide 500 words on their individual work and areas of expertise.

It was RESOLVED: That the Clerk produce an draft article for approval by the council.

151/20 ITEMS TO NOTE FOR INCLUSION ON THE AGENDA OF A FUTURE PARISH COUNCIL MEETING

Highways England M25 J10/A3 Wisley Interchange; Misuse of Nature Reserve; and speeding in the village were suggested. SSALC Vision Meeting was outstanding from the meeting held in November 2020.

152/20 DATE OF THE NEXT PARISH COUNCIL MEETING

The next meeting of the parish council was scheduled to take place on Thursday 15th April 2021, at the Parish Council Office and/or via the Zoom platform, at 1930hrs.

The meeting closed at 2140hrs

Date:

Chairman



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MATTERS ARISING from the MINUTES of RIPLEY PARISH COUNCIL MEETING held on THURSDAY 18th MARCH 2021 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

088/20 LEISURE & FACILITIES

ACTION ARISING: Parish Clerk to arrange clean-up working party for the car park.

099/20 POLICY REVIEW

ACTION ARISING: Parish Clerk to seek clarification on new model Standing Orders.

130/20 CLIMATE ACTION

ACTION ARISING: Climate Working Group to be progressed.

131/20 PLANNING & ENVIRONMENT

ACTION ARISING: Parish Clerk to contact Cllr Cross regarding M25 J10/A3 Wisley Interchange additional infrastructure required.

ACTION ARISING: Parish Clerk to contact residents and businesses regarding parking on grass verges.

132/20 LEISURE & FACILITIES

ACTION ARISING: Parish Clerk to assess Nature Reserve entrance for potential kissing gate access.

ACTION ARISING: Parish Clerk to liaise with Nature Reserve Working Group over potential expansion of remit.

ACTION ARISING: Parish Clerk to contact Advanced Tree Services regarding OPM spraying.

133/20 COMMUNICATION & LIAISON

ACTION ARISING: Parish Clerk to add information on antisocial behaviour to edition of Ripley Reporter.

140/20 PUBLIC QUESTIONS

ACTION ARISING: Parish Clerk to send draft Minutes to local resident.

144/20 COMMUNICATION & LIAISON – RIPLEY BUSINESS ASSOCIATION

ACTION ARISING: Members to consider joining Ripley Business Association's Ripley Parish Day Working Group.

145/20 REPRESENTATIVES' REPORTS

ACTION ARISING: Cllr Cross to seek clarification on alterations of land use class in GBC Local Plan Policies.

147/20 PLANNING & ENVIRONMENT

ACTION ARISING: Cllr Ayears to liaise with Ockham Parish Council Chairman Cllr Aish regarding promotion of the Lovelace Neighbourhood Plan referendum.

149/20 LEISURE & FACILITIES

ACTION ARISING: Re-siting of picnic tables to be actioned once agreed with Ripley Business Association.

ACTION ARISING: Members to help re-site equipment from Ripley Village Hall to new storage facility at Ripley Primary School.

ACTION ARISING: Date for Allotment of the Year Award visit to be set.

150/20 COMMUNICATION & LIAISON

ACTION ARISING: Annual Parish Meeting ideas to be progressed.

ACTION ARISING: Correspondence with local resident to be entered into regarding litter.

ACTION ARISING: Parish Clerk to draft an article for Guildford Dragon.



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MINUTES of RIPLEY PARISH COUNCIL PLANNING & ENVIRONMENT COMMITTEE MEETING held on MONDAY 22nd FEBRUARY 2021 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 Lisanne Mealing
Cllr Suzie Powell-Cullingford
Cllr Peter Shoesmith
Cllr Vernon Wood
2 members of the public
Jim Morris, Clerk of the Council

P&E 077/20 APOLOGIES FOR ABSENCE

No apologies for absence were received

P&E 078/20 DISCLOSURES OF INTEREST

No disclosures of interest were received

P&E 079/20 MINUTES

The Minutes of the meeting held on Monday 1st February 2021 were received, confirmed, and signed as a true and correct record by the Chairman

P&E 080/20 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 15th April 2021**

Notice under Article 15 of an application for planning permission accompanied by an Environmental Statement which is also a major development

20/P/01709

Location: Land at Wisley Airfield, Hatch Lane, Ockham, GU23 6NU

Proposal: Detailed application for enabling works (engineering operations in the form of landform alterations) to facilitate part phase 1 SANG works.

Contact: Hannah Yates hannah.yates@guildford.gov.uk

Ripley Parish Council objects to Planning Application ref 20/P/01079. The proposal will need to consider any HGV movements on the local road network, particularly with regard to northbound traffic approaching the site. The B2215 Ripley High Street is unsuitable for additional HGV movements. Lovelace Neighbourhood Plan Policy LNPEN5 submits that a Construction Transport Management Plan must be entered. In addition, Policies in the Lovelace Neighbourhood Plan carry significant weight as it awaits referendum and must be considered in determining this Application.

21/P/00116

Location: 2 Homewood Farm Cottages, Newark Lane, Ripley, GU23 6DJ

Proposal: Erection of a two-storey side extension including two roof lights, changes to fenestration and removal of rear lean-to and greenhouse.

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

Ripley Parish Council supports Planning Application ref 21/P/00116.

21/P/00148

Location: 38 Wentworth Close, Ripley, GU23 6DB

Proposal: Conversion of loft space incorporating rear dormer with flat roof and two windows, and insertion of three roof lights to front elevation.

Contact: Sakina Khanbai sakina.khanbai@guildford.gov.uk

Ripley Parish Council objects to Planning Application ref 21/P/00148. The proposal would not meet Policies set out in the Lovelace neighbourhood Plan, which has been examined and now carries significant weight. The entered drawings and accompanying Application Form are insufficient for a proposal of this type and do not accurately reflect the property and its surroundings. The property's existing chimney is not shown on the proposal, so it is not clear whether the intention is to remove it, and the rear of the property, which also has a conservatory that is not shown on the drawing, is clearly visible from the public highway. The applicant also states that there will be no effect on parking arrangements. Lovelace Neighbourhood Plan Policy LNPI4 should be considered in determining whether parking arrangements will be affected, as due to the dimensions of the internal garage space this may be below minimum specification. In addition, Lovelace Neighbourhood Plan Policy LNPH3 must be considered. The proposed alterations would overlook neighbouring properties and cause excess massing, incompatible with a quiet close in the centre of the village's settlement boundary. Ripley Parish Council would appreciate sight of a thoughtful, less visually obtrusive proposition for development of the site in line with Lovelace Design Codes and urges that the current Application to be refused at the earliest opportunity.

21/P/00189

Location: West Winds, Portsmouth Road, Ripley, GU23 6EW

Proposal: Erection of a single storey side and rear extension, first floor extension to the building line of existing ground floor, raising of the ridge line to accommodate a new roof, changes to fenestration and raised front terrace with railings and steps, following demolition of existing garage and conservatory.

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

Ripley Parish Council supports Planning Application ref 21/P/00189. It must be noted, however, that Lovelace Neighbourhood Plan Policies LNPH3 and LNPI4 should be considered when determining the Application.

20/P/02235

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

Proposal: Installation and alteration of windows.

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

Ripley Parish Council supports Planning Application ref 20/P/02235.

21/P/00226

Location: Dormer Cottage, Portsmouth Road, Ripley, GU23 6EY

Proposal: Proposed single storey side extension and erection of a detached car port to the front.

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

Ripley Parish Council supports Planning Application ref 21/P/00226.

2020/0172

Location: Drift Golf and Country Club, The Drift, East Horsley, Surrey KT24 5HD

Proposal: Continued importation, deposit and engineering of 54,878m³ (some 87,805 tonnes) of inert waste materials on 3.45ha of land within the existing golf course facility so as to remodel the existing practice ground outfield and to construct a new 11,000m³ irrigation storage lake as part of a strategy to provide sustainable rainwater harvesting scheme; create a new outdoor short game practice and teaching facility including a putting and chipping green; provide a new 769m² building with 30 covered practice bays and associated storage, ablution, lavatory, teaching and administrative facilities for the benefit of the general public, schools, the junior academy and club members; with associated ecological improvements and involving some 6,097 HGV trips or

12,194 HGV movements (based on a conversion rate of 13m³ (9m³ compacted) per 20 tonne HGV), on a one way circular route at a maximum of 33 HGV trips (66 HGV movements) per day, with temporary passing bays and traffic management measures along The Drift without compliance with condition 3 of planning permission ref GU14/P/01718 dated 23 February 2018 (as amended by planning applications ref GU19/CON/00046 approved on 19 December 2019 and ref GU20/CON/00046 approved on 23 November 2020) in order to extend the period for completion of the development.

Contact: Stephanie King MWCD@surreycc.gov.uk

Ripley Parish Council has no comment on Planning Application ref 2020/0172.

P&E 081/20 PLANNING ENFORCEMENT, APPEALS, & DECISIONS

Members received and considered decisions and informatives on Planning Applications refs: OK2034546; 20/P/01949; and 20/P/02040. No Enforcement cases had been closed.

P&E 082/20 PLANNING & ENVIRONMENT

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

i) Former Wisley Airfield (FWA). A meeting of Taylor Wimpey's Community Liaison Group was scheduled to take place in the coming weeks.

It was RESOLVED: That the report be noted.

ii) Community Land Trust (CLT) information. CLT members were undertaking further training.

It was RESOLVED: That the report be noted.

iii) Correspondence: *No Waste in the Woods – Brick Kiln Copse.*

Ripley Parish Council objects to Appeal reference APP/B3600/C/20/3262645.

The site Brick Kiln Farm lies entirely within the Green Belt and no very special circumstances have been demonstrated to support the Appeal.

Proposals for a soil and aggregate treatment facility have not been entered and there is accordingly a clear breach of planning control contrary to Policy CW6 of the Surrey Waste Plan 2008, Policy 9 of the emerging Surrey Waste Local Plan 2019-2033, Policy MC3 of the Surrey Minerals Plan Core Strategy Development Plan Document 2011, and Policy P2 of the Guildford Borough Local Plan: Strategy and Sites 2015-2034 (GBLPSS). Policy ID4 of the GBLPSS 2015-2034 alone would refuse any application for a waste transfer station at this site. In addition, Policy LNPBE2: *Agricultural and Horticultural Land Use* of the Lovelace Neighbourhood Plan, which has been Examined and carries significant weight as it awaits referendum, states:

Proposals relating to agricultural or horticultural use that contribute to the rural economy will be supported where it is demonstrated that:

a) They are consistent with agricultural or horticultural activity.

b) They do not cause significant nuisance to neighbours by way of noise, smell, light pollution, increased carbon emissions or other nuisance.

c) They do not have a negative impact on the TBHSPA.

The unauthorised development of Brick Kiln Farm is clearly in contradiction of planning policy and Ripley parish Council urges that this Appeal be dismissed at the earliest opportunity.

iv) Correspondence: *Damage to Grove Heath Road/Lane.* The council had received information regarding the deterioration of Grove Heath Road.

It was RESOLVED: That progression of the items raised in the correspondence be discussed with Surrey County Council.

v) SCC correspondence: *Highways and local projects.* Horsleys Division Cllr Julie Iles had funding available towards capital maintenance programmes to increase the life of assets.

It was RESOLVED: That a project to resurface the service road on the south side of the High Street between Rose Lane and its eastern junction with the B2215 Ripley High Street be proposed for funding.

P&E 083/20 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 15th March 2021, at the Parish Council Office and/or via the Zoom platform

The meeting closed at 1855hrs

Date:

15/3/2021

Chairman



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MINUTES of RIPLEY PARISH COUNCIL PLANNING & ENVIRONMENT COMMITTEE MEETING held on MONDAY 15th MARCH 2021 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 Lisanne Mealing
Cllr Suzie Powell-Cullingford
Cllr Peter Shoesmith
Cllr Vernon Wood
Lovelace Ward Cllr Colin Cross
Jim Morris, Clerk of the Council

P&E 084/20 APOLOGIES FOR ABSENCE

No apologies for absence were received.

P&E 085/20 DISCLOSURES OF INTEREST

Cllr Powell-Cullingford declared a non-pecuniary interest in Application ref 19/P/02223. Cllr Powell-Cullingford owned a property adjacent to the development site.

Cllr Wood declared a non-pecuniary interest in Application ref 21/T/00055. Cllr Wood represented the Ripley Bonfire Association on the Ripley Village Hall CIO.

P&E 086/20 MINUTES

The Minutes of the meeting held on Monday 22nd February 2021 were received, confirmed, and signed as a true and correct record by the Chairman.

P&E 087/20 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 15th April 2021**

21/T/00053

Location: Verge by The Cottage, Rose Lane, Ripley, GU23 6NE

Proposal: Pine tree – fell; trim and cut back overgrown holly bushes on roadside (Ripley Conservation Area).

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

Ripley Parish Council objects to Tree Works Application ref 21/P/00053. There is no good reason to remove established hedgerow and a landmark tree in this location. The pine is in Ripley Conservation Area and is visible from a variety of locations around the village. It also forms part of Local View 1 in Lovelace Neighbourhood Plan Policy LNPEN1, which has been Examined and carries significant weight. The removal or reduction of the hedgerow will detract from the rural nature of Rose Lane, creating a

more urban vista, and would result in loss of habitat for birds and small mammals at a location at the periphery of the village. Ripley Parish Council urges that a Tree Preservation Order be applied.

21/T/00055

Location: Ripley Village Hall, High Street, Ripley, GU23 6AF

Proposal: T1 Lime – reduce to previous pollard points. T2 Lime – reduce to previous pollard points.

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

Ripley Parish Council supports Tree Works Application ref 21/T/00055.

21/T/00056

Location: Playground, Ripley Green Road, Ripley, GU23 6AR

Proposal: T40 – Lime. Fell (Ripley Conservation Area).

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

Ripley Parish Council noted Tree Works Application ref 21/T/00056.

Notice under Article 15 of an application for planning permission accompanied by an Environmental Statement which is also a major development

19/P/02223

Location: Land at Garlick's Arch, Send Marsh/Burnt Common, Portsmouth Road, Send.

Proposal: Hybrid (part full/part outline) application comprising: Full planning permission for 220 residential dwellings (Use Class C3), Travelling Showpeople plots (Sui Generis) and 81sqm community facility (Use Class F.2(b)), with associated open space and landscaping, means of access, parking, drainage, utilities and infrastructure works, temporary and permanent acoustic fencing, and other associated works; and Outline planning permission, with all matters reserved except for access, for up to 300 residential dwellings (Use Class C3) with associated open space and landscaping (including a landscape bund and acoustic fencing), means of access, enabling infrastructure and other associated works. (Amended description and plans and Environmental Statement addendum received 24.02.2021 for drainage (SuDS), design, layout, landscaping, housing mix, scale, parking of phase 1, masterplan and affordable housing mix for phases 2 & 3).

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

Ripley Parish Council was in the process of assessing the documents entered as part of the revised submission for GBCLPSS Policy A41. A full response would be provided ahead of the closing date for comment.

P&E 088/20 PLANNING ENFORCEMENT, APPEALS, & DECISIONS

Enforcement cases EN/16/00368, and EN/19/00306 had been resolved. A letter would be sent to the Planning Manager at Guildford Borough Council regarding planning approval being granted without local consultation. Members received and considered decisions and informatives on Planning Applications ref: 20/P/00232.

P&E 089/20 PLANNING & ENVIRONMENT

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

i) Former Wisley Airfield (FWA). Minutes of a recent Q&A session with Taylor Wimpey had been circulated.

It was RESOLVED: That the report be noted.

ii) Community Land Trust (CLT) information. David Cowan, who had been a driving force for the CLT, had moved on from his role at Surrey Community Action. Cllr Mealing had attended a recent training course.

It was RESOLVED: That the report be noted.

iii) Correspondence: Wisley Airfield SANGS enabling works

It was RESOLVED: That the correspondence be noted.

P&E 090/20 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 26th April 2021, at the Parish Council Office and/or via the Zoom platform

The meeting closed at 1900hrs

Date:

6/4/21

Chairman

From: Annie Cross [REDACTED]
Subject: M sc
Date: 17 March 2021 at 15:42
To: J m Morr s - R p ey PC c erk@r p eypar shcounc .gov.uk

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AC

Hello Jim,

Please pass my compliments onto the Parish Council for their excellent work on flattening the main part of The Green, it looks great.

Also, I'm not sure why we've been lucky enough to have our one dead tree near the High Street replaced by six trees, but again, thank you Parish Council.

I wondered what was happening regarding the parking policies in the village and think a sub-committee was set up for this? I appreciate that parking on the Green is not straightforward and with Newlands Corner charging (now reversed) and closing Wisley/Ockham and other car parks by Surrey CC during the first lockdown, Ripley has become a centre of attraction for many. There are cars everywhere including all along the milk road at the far end.

I wondered whether a resident parking scheme is being considered. As Garlicks Arch have now submitted a planning application, with an airfield application on the horizon, plus the above influx, there are going to be severe problems for residents in the village who have no parking facilities. Generally parking in the village is an ongoing problem and has to be addressed and dealt with at some point. Is there any progress.

Kind regards
Annie

Unity Current

Payments made between 01/03/2021 and 31/03/2021

Nominal Ledger Analysis

Date	Payee Name	Reference	£ Total Amnt	£ Creditors	£ VAT	A/c	Centre	£ Amount	Transaction Details
16/03/2021	Lloyds Bank Commercial Card	CD2046	3.00			4043	104	3.00	Card charge
18/03/2021	Jim Morris	2020134	165.00			4280	210	165.00	February
18/03/2021	Matthew Cliff	2020135	20.00			4303	105	20.00	Raised beds
18/03/2021	Spring Reach Nursery	2020136	678.29			4150	202	678.29	Trees and equipment
18/03/2021	T H Contracting & Maintenance	2020137	480.00		80.00	4152	202	400.00	Chain harrow & roll
18/03/2021	Gecko Greenscapes	2020138	480.00		80.00	4152	202	400.00	Tree planting
18/03/2021	HM Revenue and Customs	2020139				4001	101		Q4
18/03/2021	Goodrick Meech	2020141	3,410.00		568.50	4036	103	2,841.50	Q4 rent
18/03/2021	Ripley Village Hall	2020142	25,000.00			4600	211	25,000.00	Redevelopment grant
18/03/2021	ECOTRICITY	DDECO	7.81		0.37	4025	207	7.44	Electricity supply
18/03/2021	Guildford Borough Council	DDGBC	7,836.00			4035	109	6,530.00	Lights installation
18/03/2021	Guildford Borough Council	DDGBC	555.00		1,306.00	4302	206	462.50	Q4 rent
18/03/2021	Yu Energy Retail Ltd	DDYU	202.00		9.62	4173	103	192.38	Electricity
31/03/2021	Jim Morris	2020140				4000	101		Salary - March
31/03/2021	JRB Enterprise Ltd	2020143	476.40		79.40	4150	202	397.00	Dog bags
31/03/2021	Unity Trust Bank	2020144	11.60			4043	104	11.60	Credit handling charges
31/03/2021	Unity Trust Bank	2020145	26.85			4043	104	26.85	Banking charges
31/03/2021	Standard Life Assurance LTD	STDLF				4009	101		Employee contribution
						4002	101		Employer contribution

Total Payments: 43,104.58 0.00 2,216.39 40,888.19

Our Ref: 42032
24 February 2021

Parish Clerk
Ripley Parish Council
c/o 4 Rio House
High Street
RIPLEY
Surrey
GU23 6AE

Dear Ripley Parish Council

I am writing to the council firstly to thank them for their previous contribution. It is only due support such as this that we are able to continue our potentially life-saving work.

I am also hopeful that the council will be able to assist Air Ambulance Kent Surrey Sussex again this year with a grant to help us fund vital pieces of equipment such as 2 new Oxylog 3000+ ventilators. The Oxylog 3000+ is a sophisticated ventilator that offers our medical teams greater control over the ventilation of a patient – something that can make a real difference.



Whilst we were able to utilise our state-of-the-art aircraft for 66% of the 2568 missions attended during 2020, our medical crews relied on our rapid response vehicles to attend the remaining 34%. It is therefore vital that our rapid response cars carry the same life-saving equipment as our aircraft including the Oxylog 3000+ ventilator. Duncan Bootland, Medical Director at the charity, states:

"We are committed to providing the very best tools for our teams – to give the patient the very best care, irrespective of time of day, or what vehicle we arrive in. Providing Oxylog 3000+ ventilators for our cars will allow us to do this."

The total cost for 2 ventilators is £29,262.97 – a grant of £300, or whatever amount Ripley Parish Council are able to help with, really could go a massive way to ensuring that all of our patients receive the best possible care and would help us in our vision to end preventable loss of life from medical emergency.

Thank you – I look forward to hearing from you.

Yours faithfully



Nick Turrell
Head of Community Fundraising



From: Ripley Parish Council (no-reply)
<newsletter@ripleyparishcouncil.gov.uk>
Subject: Ripley Parish Council
Date: 22 March 2021 at 13:41:46 GMT
To: "" <clerk@ripleyparishcouncil.gov.uk>
Reply-To: Ripley Parish Council <newsletter@ripleyparishcouncil.gov.uk>

From: Francesca Champagne

[REDACTED]

Subject: Personal Training groups on the Green

Message Body:

Hello,

I am a personal trainer setting up my business in Ripley – I have been training on zoom during lockdown but as restrictions ease I would like to possibly host classes on the green. I'm wondering if there is a permit or licence of some sort that I need to do this. Please let me know.

Sincerely,

Francesca Champagne

Champagne Fit

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This e-mail was sent from Ripley Parish Council (<https://ripleyparishcouncil.gov.uk/>)

From: Andrew Shaw [REDACTED]
Subject: RBA Sign Design
Date: 30 March 2021 at 18:20
To: Jimmy Morris <[REDACTED]@ripleyparishcouncil.gov.uk>

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H J m

Please find attached the RBA signs for the parish council's approval. The bottom one is proposed for the road signs and the other one in banner form maybe at the entrance to the green?

Thanks
Andy



From: Helen Barnsley [REDACTED]
Subject: Surrey Prepared
Date: 19 March 2021 at 09:07:27 GMT
To: Parish Clerks <ParishClerks@guildford.gov.uk>

Dear all,

I hope you are all keeping well, I am writing to you as Clerks to your Parish Councils, Parish Councils have provided incredible support to their communities during the COVID-19 pandemic and to this day continue to do so. As a Parish Council, you have local knowledge of resident's needs, as well as access to potential local resources, such as volunteers, buildings and/or equipment. Therefore, we are keen to work with you to establish best points of contact and what resources you may have available to you that could benefit residents during an incident. This will enable us to enhance our local response arrangements in a coordinated and effective way.

Please could you fill out the attached and return it to me at helen.barnsley@guildford.gov.uk . If you have any questions, please do not hesitate to contact me.

Kind regards,

Helen

Helen Barnsley
Public Health Coordinator
Health and Community Care Services
Telephone: 01483 444218 Fax: 01483 444546 [REDACTED]
www.guildford.gov.uk
Guildford Borough Council
Millmead House
Guildford
Surrey GU2 4BB



SURREY PREPARED

Work together to plan, prepare
and help to prevent emergencies



Town and Parish Councils play a key role in their communities. During the recent COVID-19 pandemic the support that local communities have provided each other has been highly valuable and extremely beneficial to residents in need.

Partners who respond to emergencies, (which include the emergency services and local authorities), are therefore keen to build upon, and to utilise this same community spirit in future emergencies, where appropriate.

How you can help

As a local Town or Parish Council you not only have the best local knowledge of resident's needs, but also about what potential local resources, such as volunteers, buildings and/or equipment that is available which could assist emergency services, or your local authority in dealing with an incident in your local area.

Example of these may include:

- A local hall that could be used to immediately support the needs of residents, or to shelter people
- Knowledge of who might own equipment that may come in useful, such as 4x4's, or farm equipment etc.
- Volunteers with key skills that could be useful in a response

We are keen therefore to work with you to enhance our local response arrangements. If you are happy to work with us, then we would like to obtain 24-hour emergency contact details for your Town or Parish Council and pass these onto your local District or Borough Council. This is so that if an emergency occurs within your local area, they can work with you, where appropriate, to identify any additional support you could provide to your local community. Your role would be in a supportive capacity to emergency services, or your local authority.

We would also like to share relevant information and updates with you regarding any appropriate community-based training events, (such as first aid courses for example), and emergency preparedness information if useful.

If this is something that you are keen to do, then please do complete the below form, and send this to your local Borough or District Council Emergency Planning

team on helen.barnsley@guildford.gov.uk. Please see the [Emergency Management Privacy Notice](#) which sets out how we will deal with your data.

Name of Town or Parish Council:

Please supply details for at least two 24-hour emergency contacts:

Contact 1 - Name

Telephone (day)..... Telephone (night)

Address

.....

.....

.....

Contact 2 - Name

Telephone (day)..... Telephone (night)

Address

.....

.....

.....

Contact 3 - Name

Telephone (day)..... Telephone (night)

Address

.....

.....

Are you happy for these contacts to receive relevant information and updates regarding any community training and other emergency preparedness resources?

Yes ☐

No ☐

In preparation for any future potential emergency, it may be helpful for you to record any local resources and or contacts who might be useful in an incident. The table below is an example of how this can be done and can be completed and sent to your local Borough or District Council along with your contact details, or this could be held locally by your Town/Parish Council.

LIST OF USEFUL LOCAL RESOURCES AND/OR CONTACTS			
Type of Resource	Name or Title	Location	Contact details or details of owner/key Holder