



Ripley Parish Council Office, Victory House, High Street, GU23 6AF

8th February 2024

To: All Ripley Parish Councillors

You are hereby summoned to attend the meeting of **RIPLEY PARISH COUNCIL** to be held at **Victory House** on **Tuesday 20th February 2024 at 19.00hrs** 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.

A handwritten signature in black ink, appearing to read "E. Harrison", is written over the printed name and title.

Ruth Harrison
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, members may neither participate in discussion on a 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 Wednesday 17th January 2024 (Appendix A)

5. **MATTERS ARISING**

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

6. **CHAIRPERSON'S REPORT**

To **RECEIVE** and **CONSIDER** a report from the Parish Council Chairperson.

7. REPRESENTATIVES' REPORTS

8. FINANCE

- i) **To RECEIVE and APPROVE** the schedule of accounts received and paid for the period 01.01.24 – 31.01.24 totalling £4865.23 (Appendix C).
- ii) **To RECEIVE and APPROVE** any invoices presented for payment by the Parish Clerk.
- iii) Support for Clerk for Financial Year End
- iv) Correspondence from Core Claims regarding bus Shelter insurance claim (Appendix D)
- v) Surrey Playing Fields affiliation fee (Appendix E)

9. LEISURE & FACILITIES

To RECEIVE and CONSIDER Leisure & Facilities matters:

- i) Ripley Village Hall.
- ii) Bus Shelter Modifications including correspondence (Appendix F)
- iii) Playground (Appendix G)
- iv) Replacement Coronation and Jubilee Plaques
- v) Burial Ground Proposals (Appendix H)
- vi) Public toilets: Parking (Appendix I)
- vii) Cost of bins (Appendix J)
- viii) Surrey Rights Of Way Improvement Plan (Appendix K)
- ix) Complying with biodiversity duty. Verbal report following biodiversity duty workshop on 20th February
- x) Nature Reserve – drainage and coppicing of hazel (Appendix L)
- xi) Capital maintenance – correspondence Dennis Booth (Appendix M)
- xii) Strip Car park repairs (Appendix N)
- xiii) Condition of the green
- xiv) Christmas Fair
- xv) Request for plaque on an existing bench (Appendix O)

10. COMMUNICATION & LIAISON

To RECEIVE and CONSIDER Communication & Liaison matters:

- i) Minutes P&E Committee meeting held 20.12.2023 (Appendix P)
- ii) Report on recent meetings of the Ripley Business Association
- iii) Report on recent meetings of Ripley & Send Matters
- iv) Use of Whatsapp

11. 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

12. DATE OF THE NEXT PARISH COUNCIL MEETING

To NOTE the date of the next parish council meeting: **Wednesday 20th March 2024**



Ripley Parish Council Office
Victory House
High Street
Ripley
Surrey
GU23 6AF
Phone: 01483 224847
clerk@ripleyparishcouncil.gov.uk
www.ripleyparishcouncil.gov.uk

MINUTES of RIPLEY PARISH COUNCIL MEETING held on WEDNESDAY 17th JANUARY 2024 at 1900HRS at VICTORY HOUSE, HIGH STREET, RIPLEY.

Present: Cllr Richard Ayears (Chairperson)
Cllr Ian Baker
Cllr Rowland Cornell
Cllr Sarah Gill
Cllr Paddy McLaughlin
Cllr Peter Shoesmith
Jess Caine, Assistant Clerk
Ruth Harrison, Clerk of the Council
Cllr Pat Oven, Send & Lovelace Ward representative

099/24 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllr Bimson.

100/24 DISCLOSURES OF INTERESTS

No disclosures of interest were received.

101/24 PUBLIC QUESTIONS

No public questions were received.

102/24 MINUTES

The minutes of the meeting held on Wednesday 15th November 2023 were received, confirmed, and signed as a true and correct record by the Chairperson.

103/24 MATTERS ARISING

Members received and considered a list of matters arising from the minutes of previous meetings.

136/22 REPRESENTATIVES' REPORTS

ACTION ARISING: Council to calculate its carbon footprint.
Clerk had signed up with Clean Growth UK which provides a free calculator.

042/23 LEISURE & FACILITIES

ACTION ARISING: New roundabout to be purchased.
£6000 in playground section of 2024-25 budget towards a roundabout. A campaign to raise funds would be run later in the year possibly through Go fund me or Crowdfund. Jess Caine to look at roundabout options by 21st Feb and look at setting up a Playground working group.

056/23 CLIMATE AND BIODIVERSITY

ACTION ARISING: New guidance: 'Complying with biodiversity duty' and that all Councillors involved should read this.
Summary of actions prepared for January Full Council meeting. 2 Cllrs and Clerk to attend biodiversity duty workshop on 20th February.

069/23 LEISURE AND FACILITIES

ACTION ARISING: Clerk to discuss with parishioner replacing the bench on the green nearest Newark Lane which was in need of repair.
The location of the bench had been agreed and the wording finalised between the parishioner and The Resourceful Wood Company.

It was RESOLVED: Bench has been ordered and installation company arranged.

095/23 LEISURE AND FACILITIES

ACTION ARISING: Clerk to respond on behalf of RPC that the Council are comfortable with draft supplied for the transfer of land at the cost to RPC of £1.00 (Public toilets)

It was RESOLVED: TR5 for the transfer of land for the public toilets signed at Full Council meeting on 17th January.

ACTION ARISING: RPC approved the fitting of the requested plaque. Clerk to get quotes for the chiselling required and dimensions of plaque. Plaque to be provided by Croydon Ramblers. RPC to arrange fitting of plaque.

It was RESOLVED: RPC awaiting plaque.

104/24 CHAIRPERSON'S REPORT

Cllr Ayears raised the issue of following up on reported issues. Cllrs discussed the bus stop signage opposite Grandis cottages. Cllr McLaughlin would follow this up.

There was still an ongoing issue with the water supply to the nature reserve. Castle Water had charged for 4 years of supply of water at the end of September for a supply which had never been received. Clerk has been chasing for an engineer visit since October 2023 before a refund can take place.

There was also an issue with the water supply at the allotment. Although the supply had been turned off at the meter, there was still a slight flow of water. Cllr Shoesmith would investigate further.

Sewage pollution at Bridgefoot Farm and Ripley Green had been reported to Thames Water. Ripley and Ockham Parish Cllrs were working together to raise the issue with Thames Water.

It was noted that the probationary period for Jess Caine and Ruth Harrison had ended on 10th January 2024.

The site of Ripley Primary school was being used by Freemantles Specialist School for Autistic Children.

105/24 REPRESENTATIVES' REPORTS

Cllr Oven discussed the Traffic Calming measures in Ripley that had already been raised in the Planning and Environment Committee meeting.

The naming of a new street at the land at White Horse Yard, White Horse Lane, Ripley was confirmed as Black Barn Close. Alternative suggestions had been deemed as unsuitable.

Cllr Owen brought enforcement EN/23/00479 at Ripley Court School to the attention of Ripley Parish Council.

106/24 FINANCE

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

- i) Schedule of accounts received and paid for the period 01.11.23 – 31.12.23 totalling £21,072.89 (attached to record Minutes).
It was RESOLVED: That the schedule of accounts received and paid for the period 01.11.23 – 31.12.23 totalling £21,072.89 be approved.
- ii) Members received and considered invoices circulated by the Clerk.
It was RESOLVED: Councillors approved the invoices.
- iii) Members received a verbal report on the recent meeting of the Finance Working Group
It was RESOLVED: The report be noted.
- iv) **Members received and considered the budget for 2024-25, the precept requirement for 2024-25 and the fees and charges for 2024-35**
The budget and precept requirement were discussed. The precept requirement allowed for inflationary cost increases and the requirement for Ripley Parish Council to pay for the bins to be emptied on the Green from April 1st 2024. The in parish 'use of the green' fee would increase from £165 to £175.
It was RESOLVED: The budget for 2024-25 be approved. The precept requirement for 2024-25 was 99398.17, with a Band D equivalent of £107.66 (equating to 7.9%). The fees schedule for 2024-25 were approved.
Ripley Parish Council would proceed with a 3 year engagement term with Mulberry and co at a fixed price of £65 per hour until 2025/6
The Ear marked reserves for 2024-25 were agreed as:
Elections £3500
Equipment £1500
Public loos £10000
UE £5000
Emergency Tree works £3000
New tractor Fund £7500
- v) Cllrs discussed the budget allocation for the public toilets. 10,000 would go into Ear marked reserves for the public toilets which should last 3-4 years.

107/24 LEISURE AND FACILITIES

- i) Ripley Village Hall
The Village Hall was on track to open in April 2024.
- ii) Bus Shelter modifications
Following a message from Guildford Host that the gentleman who had been residing in the bus shelter had been offered and accepted accommodation, arm rests were fitted on the bench in the bus shelter. Within hours these had been vandalised breaking the existing bench. This had been reported to the police. The bench was temporarily removed as it was unsafe and will be replaced once repaired.
Ripley Parish Council had received communication from the public, both concerned for the welfare of the gentleman but also some residents no longer felt safe using the bus stop.
- iii) Cllrs discussed the possibility of using Crowdfund Guildford to help fund the replacement roundabout.
It was RESOLVED: Ruth Harrison to attend workshop in March to find out more information about Crowdfund Guildford and look at the advantages/disadvantages over running another

Go fund me campaign. Jess Caine to look at 2-3 quotes for a suitable roundabout, and setting up a playground working group. Ruth Harrison to advertise working group in Ripley Reporter.

iv) Public loos

It was RESOLVED: Ripley Parish Council signed the TR5 Transfer of portfolio of titles for the Public Convenience (SY737514) and Land at Public Convenience (SY893834) for the sale value of £1.00

v) Ripley Unity Hub was an initiative set up by Jess Caine with volunteers, taking place in the Church room to help reduce waste.

It was RESOLVED: Ripley Parish Council supports the idea of the Ripley Unity Hub initiative.

vi) Health and Safety checks

It was RESOLVED: Cllr Ayears would provide support to Jess Caine and Ruth Harrison in completing their first set of checklists for the Health and Safety checks for the village. Clerk to then look at using an online system such as gear log.

vii) Revised policy for benches on Parish Council owned land.

It was RESOLVED: The policy was approved with the addition of "Ripley Parish Council reserves the right to maintain the bench as Ripley Parish Council deem appropriate. Should the bench become unserviceable Ripley Parish Council reserve the right to remove the bench."

viii) Surrey Rights of Way Improvement Plan

It was RESOLVED: Ripley Parish Council decided it was too important for one person to take the lead. Clerk to send out form to all Councillors and collate responses before the next Full Council meeting. Where there were discrepancies, Councillors would discuss and resolve.

ix) Complying with biodiversity duty.

It was RESOLVED: Summary of actions required had been discussed at the meeting. Cllr Ayears, Cllr McLaughlin and Ruth Harrison would attend the Biodiversity Duty Workshop on 20th February and report back to Full Council on 21 February.

108/24 COMMUNICATION & LIAISON

i) Minutes P&E Committee meetings held 17.10.2023 and 15.11.2023

It was RESOLVED: Committee minutes be noted.

ii) Report on recent meetings of the Ripley Business Association

It was noted that key members were leaving the organisation and there was a risk as to whether the annual Parish Day would take place.

iii) Report on recent meetings of Ripley & Send Matters

It was noted that it was going well, and Ripley had completed its submission well before the deadline of 24th January.

iv) Annual Parish meeting

It was RESOLVED: The meeting would take place on Wednesday 27th March. Clerk to approach Rev'd Anna Norton to see if she would be willing to speak for 10-15 minutes on the work of the church in our community. Clerk to see if other room in Victory House available.

v) Correspondence: Rosemary Cottage holes in the track.

It was RESOLVED: Ripley Parish Council would arrange for remedial work to be carried out in the Spring when the weather was better.

vi) Farmer's Market Communication

It was RESOLVED: Ripley Parish Council would request to use the community stall in the summer to both promote the playground fund raising and the profile of the Parish Council together.

109/24 ITEMS FOR INCLUSION ON THE AGENDA OF A FUTURE PARISH COUNCIL MEETING

- Replacement Coronation and Jubilee plaques
- Surrey Rights of Way Improvement plan
- Biodiversity duty

- Burial ground proposals

110/24 DATE OF THE NEXT PARISH COUNCIL MEETING

The parish council's next meeting was scheduled to take place on Wednesday 21st February 2024, at Victory House at 1900hrs.

The meeting closed at 20.45 hrs.

Date:

Chairperson



Ripley Parish Council Office
Victory House
High Street
Ripley
Surrey
GU23 6AF
Phone: 01483 224847
clerk@ripleyparishcouncil.gov.uk
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**MATTERS ARISING from the MINUTES of RIPLEY PARISH COUNCIL MEETING held on
WEDNESDAY 17th JANUARY 2024 at 1900hrs.**

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ACTION ARISING: Surrey Rights of Way Improvement Plan. Ripley Parish Council decided it was too important for one person to take the lead. Clerk to send out form to all Councillors and collate responses before the next Full Council meeting. Where there were discrepancies, Councillors would discuss and resolve.

108/24 COMMUNICATION & LIAISON

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ACTION ARISING: Farmer's Market Communication
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Date: 01/02/2024

Ripley Parish Council

Page 1

Time: 12:45

Cashbook 4

User: RUTH

Unity Current

Payments made between 01/01/2024 and 31/01/2024

Nominal Ledger Analysis

<u>Date</u>	<u>Payee Name</u>	<u>Reference</u>	<u>£ Total</u>	<u>£ Creditors</u>	<u>£ VAT</u>	<u>A/c</u>	<u>£ Amount</u>	<u>Transaction</u>
05/01/2024	Nest	DDNEST	662.87			4002 100	148.71	Employer pension RH
						4003 100	247.83	Employee pension RH
						4002 100	99.87	Employer pension JC
						4003 100	166.46	Employee pension JC
16/01/2024	Lloyds Bank Commercial Card	CD2352	3.00			4040 104	3.00	Credit card fee
22/01/2024	ECOTRICITY	DDECO	17.47		0.83	4060 106	16.64	Lock up electricity
24/01/2024	Emma Morris	2023106	195.00			4054 105	195.00	Cleaning public loos
24/01/2024	Joseph Ayears	2023107	138.74			4054 105	138.74	Repairs public loos
24/01/2024	Ruth Harrison	2023108	22.04			4021 102	22.04	Parking and mileage RH
24/01/2024	McLaughlin	2023109	255.69			4023 102	255.69	Expenses FWA inquiry
24/01/2024	Ripley Village Hall	2023110	145.44			4031 103	145.44	Service Victory House
24/01/2024	Chatter Telecommunications Ltd	2023110A	23.25		3.88	4031 103	19.37	Broadband (RVH)
24/01/2024	British Gas	2023110B	71.86		3.42	4031 103	68.44	Electricity office(RVH)
24/01/2024	Ripley Village Hall	2023111	1,250.00			4030 103	1,250.00	Rent
24/01/2024	Mulberry and Co	2023112	54.00		9.00	4020 102	45.00	Year end training RH
24/01/2024	K H Heating and Plumbing	2023113	95.40		15.90	4054 105	79.50	Blocked toilet
29/01/2024	Chatter Telecommunications Ltd	DDCHAT	16.74		2.79	4033 103	13.95	Phone
31/01/2024	Jess Caine	2023114				4000 100		Staff salary JC
31/01/2024	Ruth Harrison	2023115				4000 100		Staff salary RH
Total Payments:			4,865.23	0.00	35.82		4,829.41	



The Chapel, Pinewood Court, Coleshill Road,
Marston Green, Birmingham B37 7HG

T: 0344 8563830

E: coreclaims.admin@davies-group.com

www.davies-group.com

Ripley Parish Council
Victoria House
High Street
Ripley
GU23 6AF

Our Ref: X132651/DPW/jw

Date: 30th January 2024

FAO: Parish Clerk

Without Prejudice

Dear Sir

Re: Damaged bus shelter 28.11.22
High Street, Ripley (Georgelands northbound bus stop)

Details of the Council's claim arising from the above accident have recently been sent to us by Axa, motor insurers of the vehicle involved. Kindly note our interest on their behalf albeit at this stage on a without prejudice basis whilst we seek some further instructions generally. In the meantime please ensure all future communications are sent directly to us quoting our reference: X132651.

At this time we have only received the quotations obtained from Externiture Ltd in respect of the initial shelter removal and for its replacement/installation. Before we are able to progress matters would you kindly confirm whether or not any other quotes have been obtained for comparison purposes. If so, kindly submit.

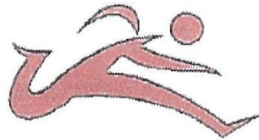
We will also require photographs of the damage and of the repair if completed. Please also provide the date of original installation for this particular asset and confirm that the submitted quote is on a like for like basis.

For the avoidance of doubt we will also require confirmation that the Parish Council will be registered to recover the VAT element and that the claim has not been referred to any other insurer including your own.

Yours faithfully

D P Webb
Senior Loss Adjuster
Core Claims
darren.webb@davies-group.com
Mobile No: 07713 643833

REGISTERED CHARITY 305156
Web Site
www.surreyplayingfields.co.uk



PRESIDENT:
Mr Michael More-Molyneux
Lord Lieutenant of Surrey

Surrey Playing Fields

The operating name of Surrey County Playing Fields Association

41 Wattendon Road
Kenley
Surrey
CR8 5LW

28 January 2024

Dear Member

Affiliation Fee 2023/2024

I attach the usual annual Affiliation Fee request and I hope that your Council will be able to support us once again this year.

We continue to support the activities of sports clubs throughout the county and are committed to try and support as many as possible, thus benefitting both the physical and mental health of their members. I am sure there are clubs within your parish who we have helped in the past, and indeed may be supporting financially at present. We retain our dedicated core of volunteers, all of whom are unpaid, whose aim is to see sport being played and enjoyed throughout Surrey.

We aim to continue to provide grants and loans to many sports clubs, to assist with capital expenditure and many other aspects of club activity. In addition, our popular bursary scheme continues to provide sums of up to £250 to deserving young people, from 10 to 23 years old, to pursue their sporting careers, in a coaching or sporting capacity. Further information can be obtained from the local Borough Development Officers, whose details can be found on our website, details above. The website also provides other information about our activities.

We very much appreciate your support and hope that you will be able to contribute again this year. The affiliation notice/invoice is attached, if paying by cheque please complete and return this to me at the above address with the cheque. Many parish councils now prefer to make a direct payment to our account, details 309574 00278831 (these are also shown on the invoice), if you are able to do this no response to this letter is necessary.

Yours faithfully

Mike Hughes
Hon. Treasurer
Surrey Playing Fields
Tel: 020 8668 3314 (home)
07919 890339 (mobile)
e-mail: mikehhughes60@gmail.com

for sports help throughout Surrey!

SURREY PLAYING FIELDS

Charity number 305156

Invoice and Payment Request for Affiliation Fee 2023/2024

Your annual affiliation fee for the year to 31 March 2024 is due. The amount for each category of members is unchanged as follows:-

Local Authorities	minimum	£100
Town and Parish Councils	minimum	£ 10
County Sports Associations	minimum	£ 25
Sports Clubs & Associations	minimum	£ 10
Individuals	minimum	£ 5
Life membership (individuals)	minimum	£ 50

Surrey Playing Fields is the operating name of Surrey County Playing Fields Association

(please detach)

SURREY PLAYING FIELDS

Remittance advice

Name of organisation

Contact person at organisation

Address

Phone number

E-mail address

Category of membership * Local Authorities / Town or Parish Councils / County Sports Associations / Sports Clubs and Associations / Individuals / Life membership

*delete as appropriate

Enclosed is our cheque for £ being our affiliation fee for 2023/2024. If you prefer to credit our bank account direct the payment should be sent to Lloyds TSB Bank plc, Cheapside Branch, London EC2 sort code 30-95-74 Account number 00278831 Account Name Surrey County Playing Fields Association. If the payment is sent direct this form does not need to be returned.

Please make cheques payable to **Surrey County Playing Fields Association** and send to Mr M H Hughes (Hon. Treasurer), 41 Wattendon Road, Kenley, Surrey CR8 5LW.

Email received 29th January 2024

Dear Sir/Madam

As a regular user of the buses to and from Ripley I was wondering what the plans are to restore the bus stop shelter in the centre of Ripley to its former original use – ie. that of a shelter for those awaiting the bus northbound towards Wisley and the A3.

As I write there are now 2 suitcases, bedding and other personal effects completely filling the shelter thereby preventing anyone wishing to wait in the shelter for a bus. It would appear that the seat/bench is also no longer there. Frequently over the last several months I have seen a man “occupying” the bus shelter – possibly sleeping there and using it as his “home”, he is clearly not using it to await a bus.

I would be most grateful if you could let me know if any plans are afoot to restore the bus shelter to it's original intended use.

Yours sincerely,

Alex Welford

2 Peelers Place, High Street.

Email 3rd February

From: Jacqueline Hughes

Subject: The total misuse of the Bus shelter and safe guarding issues for would be genuine residents & users!

Message Body:

1. Why is this continuing to be an issue in Ripley?
2. Why are older residents having to change their behaviours and not travelling by bus to avoid using the bus shelter?
3. Why younger people just cannot use the shelter to wait for a bus?
4. Why is this man allowed to be drunk at 11.00 am in the morning and shouting at passing people? In any other situation in any other situation would be arrested as being “drunk and disorderly” why is it OK to behave like this in Ripley? He obviously has mental health issues and is getting a lot of mileage from this situation.
5. Why is it an on going situation?
6. Who is allowing this situation? Just whose human rights are being infringed by so called “protecting him”?
7. Who is not managing this situation where one person’s behaviour is affecting many others’ behaviours and ability to have choices?
8. What does this say about Ripley when trying to sell or rent a property in Ripley?
9. What Message is it giving to other “would be campers” on the high street?
10. Can we invite others to camp out on the high street?
11. Why do trades people in the high street feel they should not comment on the situation?
12. I understand he has rejected help etc if so he should be moved on.
13. I cannot quite understand why so much is done to stop travellers on the green and yet nothing positive is being done to stop this individual from setting up home in the bus shelter to the detriment to residents rights and choices!
14. Please issue a public statement as to why this is taking place!

From: M. Conisbee

Subject: Homeless man living in Bus Shelter

Message Body:

Dear Sirs

I wish to complaint about a Homeless man living in Ripley Bus Shelter, High Street Ripley , he has been offered 10 times by GBC accommodation I have been told and refused, this is not good for the Village and very bad as no one can take shelter from the rain and winds , disabled , young mothers with babies / Children elderly etc, I had to drive a visitor to Cobham to get the bus to Kingston ,as she could not stand in the heavy rain , I understand the Police have been informed .

Kindly advise what the Ripley Parish Council you own this Bus Shelter it is for the use of villagers and visitors .

Yours sincerely Mrs . Conisbee

Appendix G

SAWSCAPES (Alton)

Hi Ruth and Jess

Please see attached images.

To supply and install the Wildlife Wheelspin would be in the region of £10,400 + vat (to include removal/disposal of the existing roundabout and reparations to the mulch surfacing). This one has a seat and space for children to stand as well as wheelchair access.

To supply and install the Sputnik Roundabout would now be in the region of £8500 (to include removal/disposal of the existing roundabout and reparations to the mulch surfacing) This is the updated version of the roundabout you have on site already but is limited to how many can play at one time.

These prices are based on the costings as of now so please bear in mind that there may be some increase by the summer

I was discussing this with Stuart (as he has been to site) and he mentioned that the pathway through the play area towards the roundabout is mainly grass so is not really wheelchair friendly. Might be something to consider for the future if replacing any of the surfacing.

I hope this information helps but I am more than happy to help if you need anything further.

many thanks

Kind Regards,

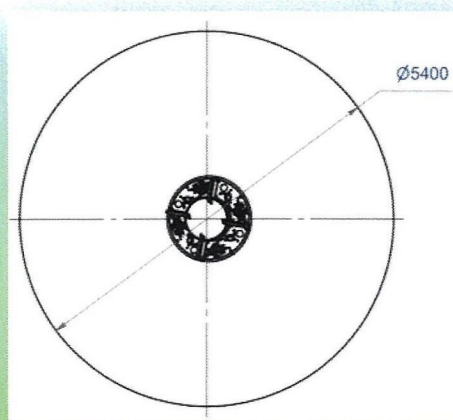
A handwritten signature in black ink, appearing to be 'Liz', followed by a long, sweeping horizontal line.



Wildlife wheelspin



Sputnik



Our Solar Spinner Roundabout features a dual axis mechanism meaning it can both rotate and rock – helping children to develop their sense of balance.

Playtime
by **FAWNS**

API CHAS

QUOTATION



Playtime by Fawns

Beech House, Ancells Business Park, Fleet,
Hampshire GU51 2UN
T. 01252 515199

TO Ruth Harrison
Ripley Parish Council
High Street, Ripley, Woking
Surrey, GU23 6AF
1483224847
clerk@ripleyparishcouncil.gov.uk

QUOTE REF: NMP 0529
DATE 30 January 2024

AREA MANAGER	CONTACT NUMBER	EMAIL
Neil Martin	7989383144	neil.martin@fawns.co.uk

TYPE OF QUOTE	PAYMENT TERMS	EXPIRY
Supply & Installation ☒	Payment on Completion ☒	Prices are valid for a period of 90 days, Mugs for 30 days
Supply & Delivery ☐	75% Deposit Required ☐	
	Full Payment up front ☐	

QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	LINE TOTAL
1.00	Supply and install Solar Spinner Roundabout 6020 -083	£3,177.00		£3,177.00
£2.00	DBGP Durabond Repair Kit - Specify colour (1 sqm @ 20mm) Durabond repair kit to make good existng rubber mulch during installation. No allowances have been make for any extra surfacing.	£390.00		£780.00
£1.00	Installartion for the above	£1,250.00		£1,250.00
1.00 D1	- Delivery	£395.70		£395.70
1.00 Z1	- Environmental Waste Disposal	£350.00		£350.00
1.00 W1	- 2m High Heras Security Fencing for duration of works	£250.00		£250.00
SUBTOTAL				£6,202.70
TOTAL				£6,202.70

All prices exclude VAT.

Quotation is subject to a satisfactory site survey.

We have a Minimum Installation fee of £900.

A delivery charge will apply to all purchases.

Please see our "Additional Information" or "Terms & Conditions for further information.

Quotes for Burial Ground Expansion

Anna Arthur & Associates

- Fees confirmed for acting on behalf of the Parish in relation to the purchase of the various plots will be **£6,000.00 plus VAT and disbursements**.
- This is the maximum they would charge, and in the event that there is less work they would reduce the fee. If instructed, they will break down all the disbursements, stamp duty etc.
- Nine different tiles identified.

Asma Shamim, Wellers Law Group LLP

- A budget of £500 plus VAT was suggested, however a full quote cannot be provided as it is uncertain how time-consuming corresponding with the landowners will be.
- Ms. Shamim is a property solicitor in the Parish Council department.

Kate Jackson, Surrey Hills' Solicitors

- An estimation of the fees to be in the region of **two hours' work at hourly rate of £275 + VAT, so up to £550 + VAT**. A further estimate can be provided for handling the transactions as and when it is determined whether the current landowners are prepared to sell.
- Obtained names and addresses for the owners of each of the parcels of land which comprise the area which the Council wishes to acquire.
- They are aware that in the first instance the Council want a letter drafted to them to show the Council's interest in purchasing the land and have sought a fee estimate for doing so.
- Touched on the possibility of **obtaining a compulsory purchase order** if the current landowners are not co-operative, but hopefully the acquisition could be negotiated without this.

Appendix I

Email Emma Morris about public loos 9th Jan 2024

Also, keep meaning to say, and keep forgetting!

Quite regularly a car or van is parked right in front of the toilets, making it very difficult for even enable body to get in. Never mind if you were disabled.

I thought someone was going to paint some lines on the ground in front to indicate no parking?

I'm sure that would help a lot.

Thank you,

Emma

Bins on the Green

When collating the budget I requested a quote from GBC and received the following response:

Hello Ruth,

Thankyou for the email below. I would suggest the new arrangements will need to be in place ready for April 2024. The total charge would be £1145 if 8 bins remain on the green.

Many Thanks,

Galvin

However I have recently had correspondence from GBC requesting confirmation whether we wish the bins to be emptied once or twice a week. I asked what the quote above had covered. They had included the bins only being emptied once a week but Ripley currently has twice weekly collections. Please see email below.

Email reply from Parks and Stret scene dept at GBC:

Apologies for any confusion. The pricing structure is explained in Gary's original email below. The first container of a multiple number of containers emptied once per week = £340.00 per year, the remainder of the containers emptied once per week = £115.00 per year.

To confirm, the price for a total of 8 bins to be emptied once a week will be 1x bin @ £340 plus 7x bins @ £115 = £1145. The Street Cleaning crews currently empty the Ripley bins twice a week. If Ripley parish council would like to continue with this frequency of emptying, the total price will be £1145 x2 = £2,290.

There is currently £1500 in the 2024-5 budget for bins. £1145 with some contingency as it was the first year with the new arrangement.

Decision: Should the bins be emptied once or twice a week, and if twice is decided upon the 2024-5 budget for bins needs to be amended to £2290.

Surrey County Council Rights of Way Improvement Plan

The Parish Clerk received 3 responses by 5th Feb 2024.

Where responders have minor disagreements e.g. agree/strongly agree I have taken the average.

Points for discussion and decision at Full Council:

- How satisfied are you with the following aspects of public rights of way in your Parish?
Waymarking of routes – the directional signing along routes. One person dissatisfied, one person neither satisfied or dissatisfied, one person satisfied.
- How satisfied are you with the following aspects of public rights of way in your Parish? Paths being free from obstructions (not crops) One person very dissatisfied, One person dissatisfied one person neither satisfied or dissatisfied.
- Would your council be interested in exercising your powers as a Parish Council under Section 43 Highways Act 1980 to maintain public rights of way or increase your involvement in other ways. 2 responded Yes and 1 responded No.
- To what extent do you agree or disagree with the following statements? The public rights of way network in our parish is important for travelling to work and school. 1 person disagreed 2 people agreed.
- Do you feel that over the last 10 years the general condition of public rights of way in your parish has: 1 person said 'stayed the same' 2 people said 'declined.'
- How would you rate the service of Surrey County Council when you reported an issue. 1 said good and 1 said poor (other person hadn't reported an issue so it was blank)
- Importance of protecting and improving the public rights of way network through changes due to development and major infrastructure projects. 1 for neither important or unimportant, 1 for important, 1 for very important.

NATURE RESERVE

Following meeting with Glenda Charlick could the Council consider:

- Drainage – needs clearing with waders/rods
- Could the volunteers coppice some Hazel from the Green in line with ancient tradition of managing woodland. They would use the stakes for the new hedges in the reserve.



Email from Dennis Booth 26th Jan 2024

Surrey County Councillor

Horsley Division

(Including East Clandon, East Horsley, Effingham, Ockham, Ripley and West Horsley)

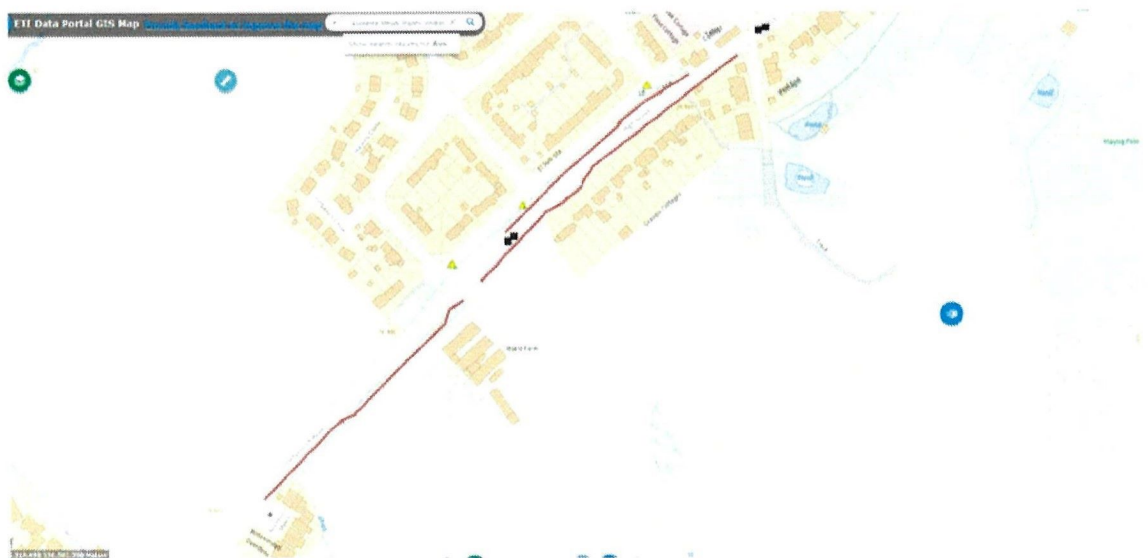
Hi

SCC Highways have been looking at suitable sites for capital maintenance. We have noted that the footway on High Street, Ripley B2215 section between Westend Cottages to Avonmor Mews, south side and shorter section north side will benefit from resurfacing, see red overlay on the plan below. Please let us know what you think about this proposal? Also if you have any other sites that you'd like to be considered.

Would it be good to meet onsite?

Kind regards

Dennis



High St, google image March 2023



dennis.booth@surreycc.gov.uk

STRIP CAR PARK REPAIRS



Date: 02/02/2024
INVOICE 010
Jim morris
Ripley parish council clerk

MR T BANFIELD
Account no: 86143286
Sort code: 60-95-34

Salesperson	Job	Due date
Toby Banfield	General work	02/02/2024

Description	Rate per day	Amount
Digger and driver hire and wacker plate hire 4 days	£400	£1600
Bulk bag of ballast and cement to re instate kerb stones		£100
10 ton load of hard standing for parking next to park		£450
Total		£2150

Banfields, Old Hatch Barns, Dorking Road, Abinger Hammer, Dorking, Surrey, RH5 6SB Phone:
07837658835 Email: Banfieldtoby1@icloud.com



Ripley Parish Council Office
Victory House
High Street
Ripley
Surrey
GU23 6AF
Phone: 01483 224847
clerk@ripleyparishcouncil.gov.uk
www.ripleyparishcouncil.gov.uk

Application to place a bench on parish council owned or managed land

Name: Nikki Brown

Address: 2 BRIDGENS COTTES
HIGH ST. RIPLEY GU23 6AX

Email:

Phone: 07867- 487200

Location for new bench to be agreed with Ripley Parish Council (please contact the Clerk for a current map)

~~*I agree to pay Ripley Parish Council £xxxx for the purchase and installation of a new Ranmore bench~~

*I agree to pay Ripley Parish Council £xxx for the addition of a plaque to an existing Ranmore bench

*Delete as applicable

Signed: V.J. Brown 1/2/24



Ripley Parish Council Office
Victory House
High Street
Ripley
Surrey
GU23 6AF

Phone: 01483 224847

clerk@ripleyparishcouncil.gov.uk

www.ripleyparishcouncil.gov.uk

**MINUTES of RIPLEY PARISH COUNCIL PLANNING & ENVIRONMENT COMMITTEE
MEETING held on WEDNESDAY 20th DECEMBER 2023 at 1800HRS at VICTORY
HOUSE**

Present: Cllr Richard Ayears
Cllr Ian Baker
Cllr Caroline Bimson
Cllr Sarah Gill (Chairperson)
Cllr Paddy McLaughlin
Ruth Harrison, Clerk of the Council
3 members of the public

P&E 073/23 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllr Rowland Cornell and Cllr Peter Shoemith.

P&E 074/23 DISCLOSURES OF INTEREST

Cllr Bimson declared an interest in Agenda item 7i: *National Highways - M25 J10/A3 Wisley Interchange Improvement Scheme update; Development Consent Order Regulation 19*. Cllr Bimson was employed by Atkins.

P&E 075/23 PUBLIC QUESTIONS

It was RESOLVED: Members of the public were allowed to speak under item 077/23

P&E 076/23 MINUTES & MATTERS ARISING

The Minutes of the Planning & Environment Committee meeting held on Wednesday 15th November 2023 were received, confirmed, and signed as a true and correct record by the Chairperson.

P&E 077/23 PLANNING APPLICATIONS

The Planning & Environment Committee considered the following planning applications, formulated the following observations, and **RESOLVED: That the agreed comments of the Planning & Environment Committee be forwarded to Guildford Borough Council (GBC) and reported to the Ripley Parish Council meeting scheduled to be held on Wednesday 17th February 2023.**

23/P/00797 (re-consultation)

Location: Rosemont, 39 Papercourt Lane, Ripley, Woking, GU23 6DS

Proposal: Change of use of 1.8 acre field to the rear of 39 Papercourt Lane to a dog

walking facility (retrospective application). Amended application.
Contact : Lisa Botha lisa.botha@guildford.gov.uk

Mrs James of 39 Papercourt Lane, explained in response to the Parish Council's comments on this application previously, she had voluntarily reduced the opening hours with closure on Sundays to take effect from 07/01/2024.

Ripley Parish Council now supports Planning Application 23/P/00797

2020/0080 (re-consultation)

SITE: Valentines Farm, Rose Lane, Ripley, Surrey GU23 6NE
PROPOSAL: Change of use of land from agriculture to wood waste processing, including construction and use of a building for the processing of wood waste and storage of processed materials, construction and use of external storage bays for the storage of unprocessed wood waste, and provision and use of concrete hardstanding; and, change of use of existing detached stable block to office and welfare facilities ancillary to the wood waste processing facility.
APPLICANT: Challenge Fencing and Titan Garden Buildings
GRID REF: 505453 156305

A member of the public expressed her concern over planning application 2020/0080. She considered this to be the last bit of green space on the site. Local allotment holders have complained of toxic run off from this site.

Ripley Parish Council objects to Planning Application 2020/0080
Ripley Parish Council considers the application is not consistent with Lovelace Neighbourhood Plan LNPBE2 which supports proposals relating to agricultural use 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 change of use from agriculture to wood waste treatment is not consistent with this. Ripley Parish Council is concerned regarding additional run off into neighbouring allotments. Neighbouring properties have expressed their concerns to the Parish Council over the already significant large goods vehicle movements in excess of current planning permissions and noise nuisance to neighbours which would be exacerbated by this proposal. Significant nuisance includes noise from cutting and chipping, chemical run off, odour and excessive traffic and road damage.

The National Planning Policy Framework (Section 6/89) asserts that where locations are not well served by public transport that "in these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunity to make a location more sustainable." Ripley Parish Council is concerned regarding access to the site, on a rural road, in close proximity to a school. The HGV traffic passes between the school and its playground. The current levels of traffic to the site already cause problems locally and a further increase would have a severe detrimental effect to the rural nature of Rose Lane.

The National Planning Policy Framework Section 13 states:

152. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

153. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

154. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

(a) buildings for agriculture and forestry;

(b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

(c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

(d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

(e) limited infilling in villages;

(f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

(g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or**
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.**

Ripley Parish Council considers the application for a Wood waste treatment facility fails on all counts of a-g above. Furthermore Ripley Parish Council considers this application affects the openness of the Green Belt and the views from the adjacent conservation area. No exceptional circumstances have been demonstrated for this change of use and development. It considers the potential harm to the Green Belt from noise, traffic and the impact on the rural nature of Rose Lane has not been outweighed by other considerations.

Ripley Parish Council note that the Inspectorate have recently upheld the appeal against enforcement action at this site.

P&E 078/23 PLANNING ENFORCEMENT, APPEALS, & DECISIONS

Members received and considered current planning enforcement cases in the parish. Decisions and informatives were considered for Planning Application refs 23/P/01672, 23/P/01258, 23/P/01342, 23/P/01343 and 23/P/01849.

It was RESOLVED: That the reports be noted.

P&E 079/23 PLANNING & ENVIRONMENT INFRASTRUCTURE SUB-COMMITTEE

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

i) National Highways – M25 J10/A3 Wisley Interchange Improvement Scheme update;
Development Consent Order Regulation 19.

The final proposal was still being finalised.

ii) Local Cycling & Walking Infrastructure Plan (LCWIP).

This would be discussed at another meeting.

P&E 80/23 PLANNING & ENVIRONMENT

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

i) Inquiry ref: APP/Y3615/W/23/3320175 Ripley Parish Council and Send Parish Council joint Rule 6 representation; notification of Public Inquiry.

The Inquiry had finished after 32 days of hearing and a huge amount of Councillor resource.

It was noted that GBC had supported the development in its final submission.

The following extract is taken from Ripley and Send Rule 6 Closing statement:

“Ripley and Send Rule 6 party upholds its argument that the appeal application fails to comply with the GBC Development Plan as a whole. In particular, requirement 4, of the transport strategy of A35, and requirements SRN 9 and SRN 10 of the GBC Transport Strategy. In so doing, the appeal proposals also fail to comply with paragraph 111 of the NPPF. The alternative package of mitigation proposed by the appellant is weak and will not be 'comparable' mitigation as requirement 7 of the transport strategy of A35 stipulates. Furthermore, the Section 106 agreement is weak on the delivery of the mitigation measures, as there is no certainty on the timing of when these measures will be introduced to the LRN. Send and Ripley Rule 6 party also contends that the appeal proposals fail to comply with paragraph 110 of the NPPF, as sustainable transport is not delivered and LNP 12 (d) is not met. There is no assurance in section 106 that speculation of extended bus services to Woking will be delivered.”

ii) Licensing application: Café Beirut.

It was RESOLVED: That the report be noted.

iii) Consultation for Naming a New Street at Land at White Horse Yard, White Horse Lane, Ripley.

Ripley Parish Council had objected to the name Black Barn Close for Planning reference 20/P/01057. Alternative suggestions had been rejected. The developers would be contacted to see if they had alternative suggestions.

P&E 081/23 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 Wednesday 17th January 2023 at 18.00.

The meeting closed at 19.00hrs.

Date:

Chairperson