



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

29th March 2021

To: Members of the Planning & Environment Committee, copies to other Cllrs for information

**PLANNING & ENVIRONMENT COMMITTEE MEETING on TUESDAY 6th APRIL 2021 at 1800hrs
at RIPLEY PARISH COUNCIL OFFICE**

Your attendance is required at the above meeting; the Agenda is shown below. Details of Planning Applications are available at www.guildford.gov.uk Members of the public and press have a right and are cordially invited to be present at the meeting. In accordance with The Local Authorities (Coronavirus) (Flexibility of Local Authority Meetings) (England) Regulations 2020, the meeting will be held remotely via the Zoom application. Please contact the Parish Clerk for details on how to join the meeting.

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

AGENDA

1. APOLOGIES FOR ABSENCE

To RECEIVE any apologies for absence from Planning & Environment Committee 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 not participate in any discussion on the matter nor vote

3. MINUTES

To RECEIVE and SIGN as a correct record the Minutes of the Planning & Environment Committee meeting held on 15.03.2021

4. PLANNING APPLICATIONS

To RECEIVE and CONSIDER the following planning applications and any applications received before the meeting but after Agenda dispatch. Applications received before the meeting but after Agenda publication are publicised at www.ripleyparishcouncil.gov.uk

21/P/00466

Location: Honeysuckle Cottage, 1 West End Cottages, High Street, Ripley, GU23 6AD

Proposal: Part single/two storey extension.

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

Closing date: 07.04.2021

21/P/00442

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

Proposal: Proposed erection of an earth bank to a height of 1.8 metres to define the site boundary.

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

Closing date: 15.04.2021

21/S/00003

Location: Guildford Railway Station, Station View, Guildford

Proposal: Request for Scoping Opinion for Blocks A1, A2, B/C and D of mixed use Station re-development under The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).

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

Closing date: 16.04.2021

5. PLANNING ENFORCEMENT, APPEALS, & DECISIONS

To RECEIVE and CONSIDER reports on any enforcement actions, decisions, and informatives on recent planning applications.

6. PLANNING & ENVIRONMENT

To RECEIVE and CONSIDER matters ongoing under the remit of the P&E Committee:

- i) Former Wisley Airfield Community Liaison Group
- ii) Community Land Trust
- iii) GBC Planning Committee: 20/P/01569 The Shed Factory
- iv) Public Inquiry: APP/Y3615/C/32138790 Highlands Farm

7. DATE OF THE NEXT P&E COMMITTEE MEETING

Monday 26th April 2021 at 1800hrs at the Parish Council Office, subject to government guidance



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

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:

Chairman



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www.guildford.gov.uk

Tim Dawes

Planning Development Manager

Mr. Jim Morris
Ripley Parish Council
Ripley Council Office
4 Rio House
Ripley
Surrey
GU23 6AE

Date: 17 March 2021

Dear Mr. Morris,

Reference: 21/P/00466

Location: Honeysuckle Cottage, 1 West End Cottages, High Street, Ripley, Woking,
GU23 6AD

Proposal: Part single/two storey side extension.

Contact : Margarita Romanovich (Direct Line 01483 444675, EMail
margarita.romanovich@guildford.gov.uk)
planningenquiries@guildford.gov.uk

I am writing to inform you of the above application which can also be viewed online at
www.guildford.gov.uk/planning

Should you wish to make any observations of this application, please write to this office within 21 days of the date of this letter. It would be helpful if you could quote the above reference number on any correspondence.

I would add that under the provisions of the Local Government (Access to Information) Act 1985, any representations you wish to make are available for inspection by the public.

Yours sincerely

Tim Dawes
Planning Development Manager



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www.guildford.gov.uk

Tim Dawes

Planning Development Manager

Mr. Jim Morris
Ripley Parish Council
Ripley Council Office
4 Rio House
Ripley
Surrey
GU23 6AE

Date: 25 March 2021

Dear Mr. Morris,

Reference: 21/P/00442

Location: Valentines Farm, Rose Lane, Ripley, Woking, GU23 6NE
Proposal: Proposed erection of an earth bank to a height of 1.8 metres to define the site boundary.
Contact : Margarita Romanovich (Direct Line 01483 444675, EMail margarita.romanovich@guildford.gov.uk)
planningenquiries@guildford.gov.uk

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Tim Dawes

Planning Development Manager

Mr. Jim Morris
Ripley Parish Council
Ripley Council Office
4 Rio House
Ripley
Surrey
GU23 6AE

Date: 26 March 2021

Dear Mr. Morris,

Reference: 21/S/00003

Location: Guildford Railway Station, Station View, Guildford
Proposal: Request for a Scoping Opinion for Blocks A1, A2, B/C and D of mixed use Station re-development under The Town and County Planning (Environmental Impact Assessment) Regulations 2017 (as amended).
Contact : John Busher (Direct Line 01483 444634, EMail john.busher@guildford.gov.uk) planningenquiries@guildford.gov.uk

I am writing to inform you of the above application which can also be viewed online at www.guildford.gov.uk/planning

Should you wish to make any observations of this application, please write to this office within 21 days of the date of this letter. It would be helpful if you could quote the above reference number on any correspondence.

I would add that under the provisions of the Local Government (Access to Information) Act 1985, any representations you wish to make are available for inspection by the public.

Yours sincerely

Tim Dawes
Planning Development Manager

Detail:

1

Application Number: 21/P/00116**Stat Start Date:** 29/01/2021**App type:** Full Application**Grid Ref:** 504156 156817**Parish:** Ripley**Agent:** Eleven 10 Architecture, Unit
50/51, Kingspark Business
Centre, 152-178 Kingston Road,
KT3 3ST**Ward:** Lovelace**Final Decision:** Approve
Decision Date: 25/03/2021
Decision Level: Delegated**Location:** 2 Homewood Farm Cottages, Newark Lane, Ripley, Woking, GU23 6DJ**Proposal:** Erection of a two storey side extension including two roof lights, changes to fenestration and removal of existing rear lean to and greenhouse.**Conditions & Reasons****Materials to match**

The external finishes of the development hereby permitted, including making good to the retained fabric, shall match in material, colour, size, style, bonding, texture and profile those of the existing building.

Reason: To ensure that the external appearance of the building is satisfactory.

Demolition of existing buildings

No development above slab level shall take place until the existing greenhouse identified in drawing no. 303_D_30_B received on 29/01/2021 has been demolished including the removal of foundations. All of the resultant demolition materials and debris that are not to be reused in the construction of the development hereby permitted shall be removed from the site.

Reason: To preserve the openness of the Green Belt.

Drawing numbers

The development hereby permitted shall be carried out in accordance with the following approved plans: 303_D_01_A, 303_D_02_A, 303_D_03_A, 303_D_04_A, 303_D_05_A, 303_D_06_A, 303_D_07_A, 303_D_08_A, 303_D_36_A received on 25/01/2021; 303_D_30_B, 303_D_31_D, 303_D_32_B, 303_D_33_C, 303_D_34_B, 303_D_35_B, 303_D_36_B received on 29/01/2021.

Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of proper planning.

PD removal - general

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A and E shall be carried out on the dwellinghouse or within its curtilage.

Reason: Any further enlargement of the dwellinghouse would result in an inappropriate development in the Green Belt.

Full Permission - three years

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

Informatives

National Planning Policy Framework

This statement is provided in accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. Guildford Borough Council seek to take a positive and proactive approach to development proposals. We work with applicants in a positive and proactive manner by:

Offering a pre application advice service

Where pre-application advice has been sought and that advice has been followed we will advise applicants/agents of any further issues arising during the course of the application

Where possible officers will seek minor amendments to overcome issues identified at an early stage in the application process

However, Guildford Borough Council will generally not engage in unnecessary negotiation for fundamentally unacceptable proposals or where significant changes to an application is required.

In this case pre-application advice was sought and provided which addressed potential issues, the application has been submitted in accordance with that advice and no further issues have arisen.

Building control informative

If you need any advice regarding Building Regulations please do not hesitate to contact Guildford Borough Council Building Control on 01483 444545 or buildingcontrol@guildford.gov.uk.



Mr. Jim Morris
Ripley Parish Council
Ripley Council Office
4 Rio House
Ripley
Surrey
GU23 6AE

Date: 23 March 2021

Dear Mr. Morris,

Reference: 20/P/01569

Location: The Shed Factory, Portsmouth Road, Ripley, Woking, GU23 6EW
Proposal: Change of use of the site from established garden shed business (Use Classes E (light industrial) and B8 (storage and distribution) with ancillary retail use (Use Class E)) to car sales business (sui generis) for the display of cars for sale.
Contact : Katie Williams (Direct Line 01483 444699, EMail katie.williams@guildford.gov.uk) planningenquiries@guildford.gov.uk

I am writing to let you know that this application will be considered at the Council's Planning Committee on 31 March 2021 starting at 7 p.m. Owing to the Covid-19 pandemic and government guidance issued to stay at home, it will not be possible to hold this meeting in person. Therefore, under the provisions of the Coronavirus Act 2020 this meeting will be convened virtually via Microsoft Teams and will be streamed live by audio dial-in and recorded.

A maximum of four people can speak about this application at the Committee meeting, two supporting it and two objecting to it. Each person can speak for up to three minutes. As there can be no more than four speakers the scheme is operated on a 'first come, first serve' basis.

If you wish to address the meeting, you must give notice in writing by email between the day the agenda is published (6 working days before the date of the meeting) and 12:00pm one working day before the date of the meeting. Please email the Democratic Services Officer, sophie.butcher@guildford.gov.uk. Please include in your email:

- Your name;
- Your address;
- Your telephone number to be contacted on to speak to the application virtually;
- The planning application number and name of the development; and

- Whether you want to speak in support or object to the application.

If you are successfully registered as a public speaker, the Democratic Services Officer will send you the relevant joining details which for the purposes of this virtual meeting will be via the Council's meeting platform - Microsoft Teams. You will be sent a link via email with instructions on how to join. The Committee will consider those applications which qualify for speaking first in application order. If you do not have internet access or the relevant IT equipment you can dial into the meeting to speak. The Democratic Services Officer can call you when the application is about to be considered or if you wish to dial in to listen to the entire meeting, you may do so and then speak when the chairman asks you to address the Committee. Full joining instructions including observing online meeting etiquette will be sent to you upon registration

Please note, that should your internet or phone connection fail or IT issues are experienced and the Committee is unable to hear you, it is advised that you ensure you send a copy of your three minute speech to the Democratic Services Officer by no later than midday the day before the meeting, 30 March 2021. The Democratic Services Officer will then read out your three-minute speech on your behalf. (Please note that this is not an opportunity to submit photos or other materials which will not be accepted).

If you have any queries on these arrangements, please contact the Committee Administrator, Sophie Butcher on 01483 444056. The Committee meeting agenda, including the Officer's report and recommendation, can be viewed online via our website at [HTTPS://www2.guildford.gov.uk/councilmeetings/ieListMeetings.aspx?Committeeld=130](https://www2.guildford.gov.uk/councilmeetings/ieListMeetings.aspx?Committeeld=130)

Yours sincerely

A handwritten signature in black ink that reads "Tim Dawes". The signature is written in a cursive, slightly slanted style.

Tim Dawes
Planning Development Manager



Mr. Jim Morris
Ripley Parish Council
Ripley Council Office
4 Rio House
Ripley
Surrey
GU23 6AE

Date : 18 March 2021
Our Ref : EN/18/00104
Appeal Ref : APP/Y3615/C/3238790

Dear Mr. Morris,

Appeal By: Mr R Hunt
Location: Highlands Farm, Portsmouth Road, Ripley, GU23 6EY
Alleged Breach Without planning permission, the material change of use of the land from a nil use to the mixed use of the land for residential purposes, through the stationing of a park home and the use of the land and buildings for non-agricultural storage, including but not limited to the storage of motor vehicles

Without planning permission; the construction of two steel portal –framed buildings labelled A and B on Plan 2 attached to the Notice; the laying of concrete hardstanding hatched in black on Plan 2; the construction of retaining walls cross-hatched in green on Plan 2 attached to this notice; the construction of breeze block planters shown cross-hatched in red on Plan 2 attached to this notice and the construction of tracks cross-hatched in black on Plan 2 attached to this notice.

Appeal Start Date: 16/04/2020

I am writing to advise you that the Secretary of State has instructed one of their Inspectors, , to hold a Public Inquiry. The Public Inquiry will be held virtually at 10:00am on 28/04/2021 and is scheduled to last for 2 days.

Due to the Covid-19 pandemic, this Public Inquiry will take place virtually and anyone wishing to take an active part in the Public Inquiry must make that interest known to the Planning Inspectorate as soon as possible prior to the Public Inquiry, either by email or by telephone. Please contact Lauren Bryant via teame1@planninginspectorate.gov.uk or telephone 03034445213.

The appeal decision will be published on <https://www.gov.uk/appeal-planning-inspectorate>

The appeal documents are available for inspection on the Council's Planning webpage:
<https://www2.guildford.gov.uk/publicaccess> . Please search for reference 18/EC/00104/APL.

If you are not the owner of the property which you occupy, can you please inform the owner of the contents of this letter.

Yours sincerely,

A handwritten signature in black ink that reads "Tim Dawes". The signature is written in a cursive style with a large 'T' and 'D'.

Tim Dawes
Planning Development Manager