



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

20th April 2021

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

PLANNING & ENVIRONMENT COMMITTEE MEETING on MONDAY 26th 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 06.04.2021

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/00704

Location: 69 Newark Lane, Ripley, GU23 6EA

Proposal: Erection of a proposed outbuilding.

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

Closing date: 27.04.2021 (extension)

21/P/00634

Location: The Milking Parlour, Dunsborough Park, Ripley, GU23 6AL

Proposal: Application to increase the width of a rear dormer.

Contact: Sakrina Khanbhai sakina.khanbhai@guildford.gov.uk

Closing date: 29.04.2021

21/P/00693

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

Proposal: Resurfacing of existing driveway.

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

Closing date: 03.05.2021

21/P/00712

Location: The Old Barn, Grove Heath Farm, Grove Heath Road, Ripley, GU23 6ES

Proposal: Certificate of lawfulness to establish whether the use of The Old Barn as an independent residential dwelling (Use Class C3) began more than 4 years before the date of this application.

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

Closing date: 04.05.2021

21/P/00640

Location: Land rear of Wayside, Polesden Lane, Ripley, GU23 6DX

Proposal: Erection of a steel framed agricultural building (retrospective).

Contact: Katie Williams katie.williams@guildford.gov.uk

Closing date: 06.05.2021

21/P/00663

Location: Advanced Tree Services, Papercourt Farm, Papercourt Lane, Ripley, GU23 6DT

Proposal: Proposed single storey building to store machinery together with workers' welfare areas and ancillary office following demolition of existing commercial building.

Contact: Becky Souter becky.souter@guildford.gov.uk

Closing date: 06.05.2021

OK2043478 R**SWAG ENTERPRISES LTD**

Director(s): Syed Wasim Abbas Gardezi

52 CRESTWOOD WAY, HOUNSLOW, TW4 5EQ

Operating Centre: VALENTINES FARM BARN, BARN B, ROSE LANE, RIPLEY, WOKING, GU23 6NE

Authorisation: 2 vehicle(s)

The Goods Vehicles (Licensing of Operators) Act 1995 gives Surrey County Council, as a local authority, a right to object to Operator licence applications on grounds which include the following:

- the technical suitability of the access on to the public highway for the goods vehicles for which application is made;
- the capacity of the site to accommodate the vehicles for which application is made;
- adverse environmental impact caused in the vicinity of the site by the use of the site as an operating centre - this can include noise, dust or visual intrusion caused by the use of, or maintenance, loading and unloading of authorised vehicles at or in the vicinity of the operating centre;
- fitness, good reputation or financial standing of the applicant.

OK2043541 R**GARDEN PRODUCTS RETAIL (WOKING) LIMITED**

Director(s): Ferenc Plesa

75 HIGH STREET, GRAVESEND, DA11 0BH

Operating Centre: Woodcote Park Nursery, Ripley Road, Send, Woking, GU23 7LT

Authorisation: 1 vehicle(s), 1 trailer(s)

The Goods Vehicles (Licensing of Operators) Act 1995 gives Surrey County Council, as a local authority, a right to object to Operator licence applications on grounds which include the following:

- the technical suitability of the access on to the public highway for the goods vehicles for which application is made;
- the capacity of the site to accommodate the vehicles for which application is made;
- adverse environmental impact caused in the vicinity of the site by the use of the site as an operating centre - this can include noise, dust or visual intrusion caused by the use of, or maintenance, loading and unloading of authorised vehicles at or in the vicinity of the operating centre;
- fitness, good reputation or financial standing of the applicant.

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) Ripley Parish Council response to Planning Application ref 19/P/02223
- ii) *SCC Treescapes Funding Communication*
- iii) Former Wisley Airfield Community Liaison Group
- iv) Community Land Trust

7. DATE OF THE NEXT P&E COMMITTEE MEETING

Monday 17th May 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 TUESDAY 6th APRIL 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 Suzie Powell-Cullingford
Cllr Peter Shoesmith
Jim Morris, Clerk of the Council

P&E 091/20 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllr Lisanne Mealing and Cllr Vernon Wood

P&E 092/20 DISCLOSURES OF INTEREST

Cllr Shoesmith declared a non-pecuniary interest in Application ref 21/P/00704. A relative of Cllr Shoesmith owned the property in question.

P&E 093/20 MINUTES

The Minutes of the meeting held on Monday 15th March 2021 were received, confirmed, and signed as a true and correct record by the Chairman.

P&E 094/20 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 20th May 2021**

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

Ripley Parish Council supports Planning Application ref 21/P/00466.

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

Ripley Parish Council objects to Planning Application ref 21/P/00442. The proposal to partially enclose an area of land with a 1.8m high, 2.5m wide earth bund. The land in question forms Guildford Borough Council Local Plan Strategy and Sites Policy A54 *The Paddocks*. The Policy states that: (6) *The Council will seek to maintain defensible site boundaries sensitive to the countryside setting, whilst not enclosing the site with hard landscaping, high walls or fences, to an extent that suggests deliberate*

isolation from the community. An earth bund is therefore not appropriate; however, the proposed native hedgerow could form an attempt at soft landscaping which would be in harmony with Policy A54 and maintain the openness of the Green Belt.

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

Ripley Parish Council offered no comment on Application ref 21/S/00003.

21/P/00704

Location: 69 Newark Lane, Ripley, GU23 6EA

Proposal: Erection of a proposed outbuilding.

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

Ripley Parish Council sought an extension to the deadline for comment on Planning Application ref 21/P/00704.

21/T/00096

Location: Clova Cottage, Rose Lane, Ripley, GU23 6NE

Proposal: G1 – 8 x Conifer: Fell to ground level, G2 – 2 x Conifer: Fell to Ground level, T3 – Holly: Reduce height down by 3 metres and trim all round to tidy (Ripley Conservation Area).

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

Ripley Parish Council supports Tree Works Application ref 21/T/00096.

P&E 095/20 PLANNING ENFORCEMENT, APPEALS, & DECISIONS

Members received and considered decisions and informatives on Planning Application ref: 21/P/00116.

P&E 096/20 PLANNING & ENVIRONMENT

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

i) Former Wisley Airfield (FWA). A recent meeting had covered aspects of the development proposal such as bus provision and cycling routes. An increase in provision of 462 and 463 route buses to both Woking and Guildford would be made in perpetuity. Plans to increase cycle lanes throughout the village and decrease the High Street speed limit to 20mph had been proposed.

It was RESOLVED: That the report be noted. A meeting was scheduled to be held with representatives of Taylor Wimpey to discuss the proposals for the village.

ii) Community Land Trust (CLT) information. The Trust was hoping to arrange meetings and further training.

It was RESOLVED: That the report be noted.

iii) GBC Planning Committee: 20/P/01569 The Shed Factory.

It was RESOLVED: That the correspondence be noted.

iv) Public Inquiry: APP/Y3615/C/32138790 Highlands Farm.

It was RESOLVED: That the correspondence be noted. Queries regarding extra information on the Appeal hearing would be forwarded to the Inspectorate. Cllr Ayeards would attend the Inquiry.

P&E 097/20 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 1840hrs

Date:

Chairman



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BOROUGH

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: 30 March 2021

Dear Mr. Morris,

Reference: 21/P/00704

Location: 69 Newark Lane, Ripley, Woking, GU23 6EA
Proposal: Erection of a proposed outbuilding.
Contact : Kieran Cuthbert (Direct Line 01483 444609, EMail
Kieran.Cuthbert@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: 08 April 2021

Dear Mr. Morris,

Reference: 21/P/00634

Location: The Milking Parlour, Dunsborough Park, Ripley, Woking, GU23 6AL
Proposal: Application to increase the width of a rear dormer.
Contact : Sakina Khanbhai (Direct Line 01483 444640, EMail
sakina.khanbhai@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: 12 April 2021

Dear Mr. Morris,

Reference: 21/P/00693

Location: Valentines Farm, Rose Lane, Ripley, Woking, GU23 6NE
Proposal: Resurfacing of existing driveway
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: 13 April 2021

Dear Mr. Morris,

Reference: 21/P/00712

Location: The Old Barn, Grove Heath Farm, Grove Heath Road, Ripley, Woking, GU23 6ES
Proposal: Certificate of lawfulness to establish whether the use of The Old Barn as an independent residential dwelling (Use Class C3) began more than 4 years before the date of this application.
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.

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Yours sincerely

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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: 15 April 2021

Dear Mr. Morris,

Reference: 21/P/00640

Location: Land rear of Wayside, Polesden Lane, Ripley, Woking, GU23 6DX
Proposal: Erection of a steel framed agricultural building (retrospective).
Contact : Katie Williams (Direct Line 01483 444699, EMail
katie.williams@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.

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Planning Development Manager

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

Date: 15 April 2021

Dear Mr. Morris,

Reference: 21/P/00663

Location: Advanced Tree Services, Papercourt Farm, Papercourt Lane, Ripley, Woking, GU23 6DT
Proposal: Proposed single storey replacement building to store machinery together with workers' welfare areas and ancillary office following demolition of existing commercial building.
Contact : Becky Souter (Direct Line 01483 444615, EMail rebecca.souter@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

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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

From: Julie Iles julie.iles@surreycc.gov.uk
Subject: FW: Goods Vehicle Operators Licence Application - VALENTINES FARM BARN, BARN B, ROSE LANE, RIPLEY, WOKING, GU23 6NE
Date: 19 April 2021 at 10:58
To: Jim Morris clerk@ripleyparishcouncil.gov.uk
Cc: Richard Ayears richard.ayears@ripleyparishcouncil.gov.uk

Jl

I'll need any objections before 29th April to allow me time to co-ordinate a response with the officers please.

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

Rosy Beer
Cabinet Support Officer.
Leadership Office
Woodhatch Place, 11 Cockshot Hill, Reigate RH2 8EF
Email: rosy.beer@surreycc.gov.uk

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From: Paul Druce <paul.druce@surreycc.gov.uk> **On Behalf Of** VOL/COM/SCC
Sent: 19 April 2021 07:57
To: Julie Iles <julie.iles@surreycc.gov.uk>
Cc: VOL/COM/SCC <vol@surreycc.gov.uk>; TDP Guildford/EAL/SCC <tdpguildford@surreycc.gov.uk>
Subject: Goods Vehicle Operators Licence Application - VALENTINES FARM BARN, BARN B, ROSE LANE, RIPLEY, WOKING, GU23 6NE

Dear Cllr Iles,
I show below details of a Goods Vehicle Operators' Licence application in your division, notification of which has been received from the Office of the Traffic Commissioner (London and the South East of England).
The application appeared in the Applications and Decisions publication dated **15th April 2021**, and therefore any formal objection by the County Council would need to be made by **6th May 2021**.

OK2043478 R SWAG ENTERPRISES LTD
Director(s): Syed Wasim Abbas Gardezi
52 CRESTWOOD WAY, HOUNSLOW, TW4 5EQ
Operating Centre: VALENTINES FARM BARN, BARN B, ROSE LANE, RIPLEY, WOKING, GU23 6NE
Authorisation: 2 vehicle(s)

The Goods Vehicles (Licensing of Operators) Act 1995 gives Surrey County Council, as a local authority, a right to object to Operator licence applications on grounds which include

- the technical suitability of the access on to the public highway for the goods vehicles for which application is made;
- the capacity of the site to accommodate the vehicles for which application is made;
- adverse environmental impact caused in the vicinity of the site by the use of the site as an operating centre - this can include noise, dust or visual intrusion caused by the use of the vicinity of the operating centre;
- fitness, good reputation or financial standing of the applicant.

Objections cannot be made on grounds of inconvenience caused to the public, or the unsuitability of the local highway network for the passage of the type or size of vehicles for which a copy of the guide to the making of representations, objections and complaints in relation to VOLS can be found here -

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/208422/otc-representations-objections-complaints.pdf

Further information can also be obtained from the following website:-

<https://www.gov.uk/being-a-goods-vehicle-operator>

Please can I have any comments you may wish to make in respect of this application by **29th April 2021**.

If I have not heard from you by that date, I will assume that you have no comments to make.

Regards and thanks,
Paul

Paul Druce
Infrastructure Agreements & CIL Manager
Environment, Transport and Infrastructure Directorate

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From: Julie Iles julie.iles@surreycc.gov.uk
Subject: FW: Goods Vehicle Operators Licence Application - Woodcote Park Nursery, Ripley Road, Send, Woking, GU23 7LT
Date: 19 April 2021 at 10:58
To: Jim Morris clerk@ripleyparishcouncil.gov.uk
Cc: Richard Ayeards richard.ayeards@ripleyparishcouncil.gov.uk

Jl

As with previous - objections before April 29th so I can co-ordinate please.

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

Rosy Beer
Cabinet Support Officer.
Leadership Office
Woodhatch Place, 11 Cockshot Hill, Reigate RH2 8EF
Email: rosy.beer@surreycc.gov.uk

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From: Paul Druce <paul.druce@surreycc.gov.uk> **On Behalf Of** VOL/COM/SCC
Sent: 19 April 2021 08:00
To: Julie Iles <julie.iles@surreycc.gov.uk>
Cc: VOL/COM/SCC <vol@surreycc.gov.uk>; TDP Guildford/EAI/SCC <tdpguildford@surreycc.gov.uk>
Subject: Goods Vehicle Operators Licence Application - Woodcote Park Nursery, Ripley Road, Send, Woking, GU23 7LT

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OK2043541 R
GARDEN PRODUCTS RETAIL (WOKING) LIMITED
Director(s): Ferenc Plesa
75 HIGH STREET, GRAVESEND, DA11 0BH
Operating Centre: Woodcote Park Nursery, Ripley Road, Send, Woking, GU23 7LT
Authorisation: 1 vehicle(s), 1 trailer(s)

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Regards and thanks,
Paul

Paul Druce
Infrastructure Agreements & CIL Manager
Environment, Transport and Infrastructure Directorate
0208 541 7386 (direct line)

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<http://www.surreycc.gov.uk>

Current Enforcement Cases Ripley

Report date: 01/04/2021

Total Number of all Open Cases: 24

Total Number of **HIGH** Priority Cases Open: 1

Total Number of **MEDIUM** Priority Cases Open: 6

Total Number of **LOW** Priority Cases Open: 17

Ripley	Total cases for parish: 24
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- | | | |
|----------|---|--|
| 1 | Case No: EN/17/00106
Received: 06/04/2017
Officer: Alison Adams
Location: Land Used For Storage Rear Of, Dormer Cottage, Portsmouth Road, Ripley, Woking, GU23 6EY
Description: Alleged unauthorised development - encroachment of land and erection of buildings without consent | Case Status: Appeal Decided
Priority: Low |
| 2 | Case No: EN/18/00104
Received: 23/04/2018
Officer: Joanna Searle
Location: Highlands Farm, Portsmouth Road, Ripley, GU23 6EY
Description: 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. | Case Status: Appeal Received
Priority: Medium |
| 3 | Case No: EN/18/00232
Received: 24/07/2018
Officer: Joanna Searle
Location: Hampton House, High Street, Ripley, Woking, GU23 6AZ
Description: Alleged non-compliance with approved application 14/P/00337 | Case Status: Investigating
Priority: Low |
| 4 | Case No: EN/18/00421
Received: 20/11/2018
Officer: Kate Longley
Location: Garage Adjacent To, Newlands Trading Company, Portsmouth Road, Ripley, Woking, GU23 6EY
Description: Alleged unauthorised hand-car wash | Case Status: Investigating
Priority: Low |
| 5 | Case No: EN/19/00013
Received: 14/01/2019
Officer: Lewis Bookham
Location: Hurst Farm, Portsmouth Road, Ripley, Woking, GU23 6EY
Description: Alleged siting of mobile homes for residential purposes without planning permission | Case Status: Investigating
Priority: Low |

6	Case No: EN/19/00016	Received: 17/01/2019	Case Status: Investigating
	Officer: Kate Longley	Priority: Medium	
	Location: Valentines Farm, Rose Lane, Ripley, Woking, GU23 6NE		
	Description: Alleged that without planning permission; - creation of a bund - Installation of hard surfacing - erection of a retaining wall - Land level changes		
7	Case No: EN/19/00170	Received: 30/04/2019	Case Status: Serve Enforcement Notice
	Officer: Lee Payne	Priority: Low	
	Location: The Jovial Sailor, Portsmouth Road, Ripley, Woking, GU23 6EZ		
	Description: Without planning permission operational development comprising the; Erection of three buildings, fixed seating and tables ('the dining barns') in the approximate position highlighted green on the attached plan B; Erection of an extension ('bottle bar') to the South-East elevation of the main building in the approximate position highlighted red on the attached plan B; Erection of a brick built structure in the approximate position marked with a cross on the attached plan B.		
8	Case No: EN/19/00376	Received: 01/10/2019	Case Status: Investigating
	Officer: Darren Gregory	Priority: Low	
	Location: 69 Newark Lane, Ripley, Woking, GU23 6EA		
	Description: Alleged erection of a detached outbuilding in the front garden without planning permission		
9	Case No: EN/19/00461	Received: 19/12/2019	Case Status: Serve Temporary Stop Notice
	Officer: Lewis Bookham	Priority: Medium	
	Location: Land to the west of the A3, Grove Heath Road, Ripley, Guildford, GU23 6ES		
	Description: Alleged unauthorised laying of a hardsurface		
10	Case No: EN/20/00048	Received: 12/03/2020	Case Status: Investigating
	Officer: Alison Adams	Priority: Low	
	Location: Highlands Farm, Portsmouth Road, Ripley, GU23 6EY		
	Description: Alleged unauthorised Development - erection of large scaffolding structure		
11	Case No: EN/20/00059	Received: 27/02/2020	Case Status: Investigating
	Officer: Kate Longley	Priority: Medium	
	Location: Valentines Farm, Rose Lane, Ripley, Woking, GU23 6NE		
	Description: Breach of S106 agreement barn fully enclosed. Specifically - 2.2 To keep the sides of the North-Eastern half of the barn as depicted on drawing No 103/44A entitled 'Proposed Factory Plan & Elevations' (dated January 2014) attached hereto open at all times.		
12	Case No: EN/20/00060	Received: 27/02/2020	Case Status: Investigating
	Officer: Kate Longley	Priority: High	
	Location: Valentines Farm, Rose Lane, Ripley, Woking, GU23 6NE		
	Description: Noncompliance with enforcement notice relating to an unauthorised mixed use of the land specifically steps requiring the cessation of; (c) for the storage, parking and/or sale of motor vehicles; (e) for the storage of containers, temporary buildings, machinery and motor vehicles		

13	Case No: EN/20/00084	Received: 30/03/2020	Case Status: Serve Enforcement Notice
	Officer: Kate Longley		Priority: Low
	Location: Land lying to the west of Polesden Lane, Ripley, Guildford, GU23 6DX also known as land between Grafton and The Ha		
	Description: Without planning permission; i) the making of a material change of use of the land from a nil use to use of the land for residential purposes through the stationing of a static mobile home and for the storage of vehicles ii) the erection on the land of a day room, outbuildings, fencing and a children's play structure iii) the laying of hardstanding and the construction of a cesspit to facilitate the stationing of the mobile home and the development in i) and ii) above		
14	Case No: EN/20/00103	Received: 02/04/2020	Case Status: Investigating
	Officer: Lewis Bookham		Priority: Low
	Location: Grafton, Polesden Lane, Ripley, Woking, GU23 6DX		
	Description: Alleged unauthorised use of land as builder's yard		
15	Case No: EN/20/00109	Received: 05/05/2020	Case Status: Planning Application Received
	Officer: Kate Longley		Priority: Low
	Location: The Paddocks, Rose Lane, Ripley GU23 6NE		
	Description: Alleged siting of an additional mobile home and construction of additional buildings		
16	Case No: EN/20/00155	Received: 10/06/2020	Case Status: Investigating
	Officer: Lewis Bookham		Priority: Low
	Location: Rosemont, 39 Papercourt Lane, Ripley, Woking, GU23 6DS		
	Description: Alleged that outbuilding being used for habitable accomodation		
17	Case No: EN/20/00156	Received: 10/06/2020	Case Status: Investigating
	Officer: Lewis Bookham		Priority: Low
	Location: Rosemont, 39 Papercourt Lane, Ripley, Woking, GU23 6DS		
	Description: Alleged change of use of the land to a commercial dog training and exercise area and the use of an outbuilding as residential accomodation without planning permission.		
18	Case No: EN/20/00235	Received: 13/08/2020	Case Status: Planning Application Received
	Officer: Lee Payne		Priority: Low
	Location: Nordallee, Portsmouth Road, Ripley, Woking, GU23 6EW		
	Description: Alleged breach of condition 3 of planning approval 19/P/00616 - demolition of existing conservatory, porch extension and outbuildings prior to construction of approved scheme		
19	Case No: EN/20/00342	Received: 09/11/2020	Case Status: Investigating
	Officer: Lewis Bookham		Priority: Low
	Location: Hurst Farm, Portsmouth Road, Ripley, Woking, GU23 6EY		
	Description: Alleged construction of a building without planning permission		

20 **Case No:** EN/21/00004 **Received:** 05/01/2021 **Case Status:** Investigating

Officer: Lewis Bookham **Priority:** Low

Location: Fernwood Nurseries, Tithebarns Lane, Send, Woking, GU23 7LE

Description: Alleged erection of replacement buildings rather than refurbishment as approved by planning approval 19/P/00207

21 **Case No:** EN/21/00019 **Received:** 18/01/2021 **Case Status:** Investigating

Officer: Lewis Bookham **Priority:** Medium

Location: Land north of Woodcote Park Nursery, Ripley Road, Send, Woking, GU23 7LT

Description: Alleged unauthorised construction of hard surface and track

22 **Case No:** EN/21/00023 **Received:** 27/01/2021 **Case Status:** Investigating

Officer: Lewis Bookham **Priority:** Low

Location: Lakeside Cottage, Polesden Lane, Ripley, Woking, GU23 6DX

Description: Alleged unauthorised outbuilding

23 **Case No:** EN/21/00054 **Received:** 23/02/2021 **Case Status:** Investigating

Officer: Lee Payne **Priority:** Medium

Location: Wayside, Polesden Lane, Ripley, Woking, GU23 6DX

Description: Alleged unauthorised erection of a warehouse

24 **Case No:** EN/21/00105 **Received:** 29/03/2021 **Case Status:** Investigating

Officer: Alison Adams **Priority:** Low

Location: Highlands Farm, Portsmouth Road, Ripley, GU23 6EY

Description: Alleged unauthorised portacabin

Detail:

1

Application Number: 20/P/01569

Stat Start Date: 23/09/2020

App type: Full Application

Grid Ref: 504557 156038

Parish: Ripley

Agent: D&M Planning Ltd, 1A High Street, Godalming, , GU7 1AZ

Ward: Lovelace

Final Decision: Approve

Decision Date: 01/04/2021

Decision Level: Planning Committee

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.

Conditions & Reasons

Unique condition 2 - add own text

The use hereby approved shall not be commenced until full details soft landscape proposals for the front and side boundaries of the site, including a schedule of landscape maintenance for a minimum period of 10 years, have been submitted to and approved in writing by the local planning authority. The approved landscape scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the commencement of the use hereby approved and retained. The landscaping proposals must not encroach within the visibility splays at the access to the site.

Reason: To ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality

Unique condition 4 - add own text

No external lighting shall be installed on the site or affixed to any buildings on the site unless the local planning authority has first approved in writing details of the position, height, design, measures to control light spillage and intensity of illumination. Only the approved details shall be installed.

Reason: In the interests of visual and/or residential amenity.

Unique condition 1 - add own text

No car cleaning including car valeting, jet spraying or car washing shall take place on Saturdays, Sundays or Bank / National Holidays.

Reason: To safeguard the residential amenities of neighbouring properties.

Unique condition 3 - add own text

All planting, seeding or turfing approved shall be carried out in the first planting and seeding season following the commencement of the use. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or diseased in the opinion of the local planning authority, shall be replaced in the next available planting sooner with others of similar size, species and number, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality.

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.

Hours of use

The use hereby permitted shall not operate other than between the hours of 09:00 to 17:30 Mondays to Saturdays (inclusive) and 10:00 to 16:00 on Sundays or Bank or National Holidays.

Reason: To safeguard the residential amenities of neighbouring properties .

Drawing numbers

The development hereby permitted shall be carried out in accordance with the following approved plans: TS-01-01-020 REV PF1, TS-02-02-030 REV PF2 (existing) and TS-08-04-101 REV PF2 received 17 September 2020 and TS-02-02-030 REV PF2 (proposed) received 24 September 2020.

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

Restriction on use

The premises shall be used for car sales (including car valeting / cleaning relating to the preparation of cars for sale) and for no other purpose (including any other purpose in Class E or B2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). Any car valeting / jet spraying / car washing carried out on the site shall only be in connection with the preparation of cars for sale and not for any wider commercial use / purpose.

Reason: In granting this permission the Local planning authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use.

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 not sought prior to submission and the application was acceptable as submitted.

Detail:

2

Application Number: 21/P/00148

Stat Start Date: 03/02/2021

App type: Full Application

Grid Ref: 504998 156687

Parish: Ripley

Ward: Lovelace

Final Decision: Refuse

Decision Date: 29/03/2021

Decision Level: Delegated

Location: 38 Wentworth Close, Ripley, Woking, 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.

Conditions & Reasons

Reason for Refusal

The proposed dormer window, by virtue of its excessive size, width, height, depth and flat roof design would harm the scale and character of the existing property and have a detrimental impact on the character of the surrounding area. The proposal is therefore contrary to policy D1 of the Guildford Borough Local Plan: Strategy and Sites 2015-2034, policies H8, G5 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction on 24/09/2007), the requirements of the National Planning Policy Framework 2019, policies LNPH1 and LNPH3 of the Lovelace Neighbourhood Plan 2019-2023 and the Residential Extensions and Alterations Supplementary Planning Document (SPD) 2018.

Informatives

Drawing numbers - refusals

This decision relates expressly to drawing(s) 01 and additional information received on 3rd February 2021.

<RichAppPlanNos>

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 not sought prior to submission and there are significant objections to the application that minor alterations would not overcome, it was not considered appropriate to seek amendments through the course of this application.

Detail:

3

Application Number: 21/P/00189

Stat Start Date: 05/02/2021

App type: Full Application

Grid Ref: 504550 155861

Parish: Ripley

Agent: Town Planning Expert, 2
Penmelen, Camelford, , PL32
9UH

Ward: Lovelace

Final Decision: Approve
Decision Date: 30/03/2021
Decision Level: Delegated**Location:** West Winds, Portsmouth Road, Ripley, Woking, 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.

Conditions & Reasons

Unique condition 1 - add own text

The first floor windows in the side (north and south) elevations of the building hereby approved shall be obscured glazed.

Reason: In the interests of residential amenity and privacy.

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.

Drawing numbers

The development hereby permitted shall be carried out in accordance with the following approved plans: 002, 015, 013, 014, 024, 025, 020, 021, 010, 011, 001, 023, 012 received on 02/02/2021.

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

Controlled access to flat roof area

Access to the flat roof area of the extension hereby permitted shall be for maintenance or emergency purposes only and the flat roof shall not be used as a balcony, roof garden, patio or similar amenity area. Reason: In the interests of residential amenity and privacy.

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

Unique informative 1 - add own text

Permission has been granted on the basis that the proposed works are for extensions to the property only. Please be advised that should the works result in the demolition and replacement of the dwelling, planning permission will be required.



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

31st March 2021

Re: Guildford Borough Council Planning Application Ref 19/P/02223

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

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).

Policy A41 was a late addition to the Guildford Borough Council Local Plan Strategy and Sites 2019, and has been ill-considered as a potential development site from the outset. The site was earmarked for early delivery in the lifetime of the 2019 Plan yet, two years on, permission for development has yet to be granted. Ripley parish Council considers that this is because of the site's unsuitability for development in line with considerations on density, schooling, healthcare, flood risk, and the provision of Travelling Showpeople plots.

Ripley Parish Council met twice with representatives of London Strategic Land (LSL) in July 2019 in order to discuss the proposals for the Garlick's Arch site. Pre-application submissions dated 25th September 2019 and 1st November 2019 were made directly to LSL, and further submissions dated 24th February 2020 and 2nd November 2020 on Planning Application ref 19/P/02223 have been made to

Guildford Borough Council. This submission is in addition to comments already made on the proposal.

The principle concerns of Ripley Parish Council have been, and remain, the siting of Travelling Showpeople plots directly adjacent to the Environment Agency's identified Flood Risk Zones 2 and 3, and the unsuitability of Kiln Lane for large vehicles. Regretfully, it continues to appear that none of the parish council's recommendations for the site have been considered. In addition, the site is constrained by the inadequacy of local facilities for either schooling or healthcare, and by the local road network.

Ripley Parish Council has reviewed the documents added to the Application dated on or after 13th January 2021. The submission documents commented upon in this response are:

1. Land at Garlick's Arch, Send Marsh, Guildford. Planning Statement Addendum (February 2021)
2. Design & Access Statement Revision B (parts 1-18)
3. Garlick's Arch Limited Appendix A11 – Flood Risk Assessment Addendum (Issue 1 23 February 2021)
4. Phasing Plan – Phase 2. 19055/C06; and Supplementary ES/Addendum. Appendix A5. Proposed Cable Route Layout (9966-UKPN-DR-C05947-82-0014 rev P02)
5. 19201/p376 Apartment building c (plots 184-195) proposed ground & 1st floor plans
6. Representations on the proposal entered by third parties

These additional documents include proposals for the re-siting of electricity cables, and proposals for a community facility.

1. Land at Garlick's Arch, Send Marsh, Guildford. Planning Statement Addendum (February 2021)

Post-submission updates to the Application

1.5 The applicant states that the application has been reconsidered following comments received by consultees and Guildford Borough Council. It does not appear that Ripley Parish Council's previous comments have been considered.

Amendments to the original scheme

2.21 Ripley Parish Council notes that Phases 2 and 3 (outline element) will be subject to the same affordable housing provision in order to achieve a 60:40 (private: affordable) mix. As Phase 3, which sits entirely within Ripley Parish, is outline only at this stage, Ripley Parish Council seeks a commitment that affordable housing within Phase 1, and later Phases 2 and 3, will be offered as a priority to people with a proven link to either Ripley or Send Parish. Mix and tenure should

provide a significant number of properties for rent through a Housing Association in a mix of bedroom provision to facilitate various sizes of family. Smaller rental properties should be available for households wishing to downsize.

Off-site works

2.22 Ripley Parish Council notes that a weight limit of 18 Tonnes will be implemented on Kiln Lane. As noted by correspondents including The Association of Independent Showmen and The Showmen's Guild of Great Britain, a weight limit of 18 Tonnes will make the proposed Travelling Showpeople's plots unusable by the demographic they are intended to be used by.

Travelling Showpeople Plots

3.8 The applicant claims that the Showmen's Guild of Great Britain is "supportive of the proposals" for the location of Travelling Showpeople plots to be accessed via Kiln Lane. In its submission dated 11th March 2021, however, the Guild clearly states that it does not support the provision of plots at this location and requires a guarantee from Guildford Borough Council that: "any and all plots developed would not count against the identified need in the borough of the surrounding area as listed in GTAA's* because these plots are of no use to our members in Guildford or the south east of England."

*Gypsy and Traveller Accommodation Assessments

3.12 It is claimed that the proposals: "comply with the various requirements set out at paragraphs 14-17 of Policy A41 of the Guildford Local Plan". The opposition to the scheme evidenced in submissions by the Guild, the Independent Association, and Mr Whittle demonstrate the unsuitability of the site for Travelling Showpeople.

Electricity Pylons

3.19 Ripley Parish Council submits that the re-routing of electricity infrastructure must be carried out ahead of development of Phase 1.

Neighbourhood Plans

3.40 The applicant claims that Policies contained within the Lovelace Neighbourhood Plan have been given due consideration in the development of the proposals. Information given in the Design & Access Statement Revision B does not support this statement, and Ripley Parish Council will welcome the opportunity to assess a full application for Phase 3.

Summary of Consultation: Other Comments

4.66 Despite various meetings and several submissions both pre- and post-application by both Ripley and Send Parish Councils, the applicant sees fit only to mention "various consultation responses". Ripley Parish Council maintains that the

concerns of both parish councils should have been addressed, and could have resulted in a scheme which both local councils would have supported.

2. Design & Access Statement Revision B

P11 Introduction: Sustainability and Energy Strategy

It is stated that dwellings will be located outside of flood zones. The site for Travelling Showpeople Plots remains located directly adjacent Flood Risk Zones 2 and 3, and local knowledge of the site indicates that the entire lower section of the development site is often to be found under surface water throughout winter.

P46 Site Constraints: Access

A “potential unmade footpath through ancient woodland” is depicted from the site onto Kiln Lane. It is not clear why a footpath would be needed at this location.

P47 Site Constraints – Topography and Flood Risk

The map shown offers a depiction of the Environment Agency’s flood risk mapping:

Site Constraints - Topography and Flood Risk

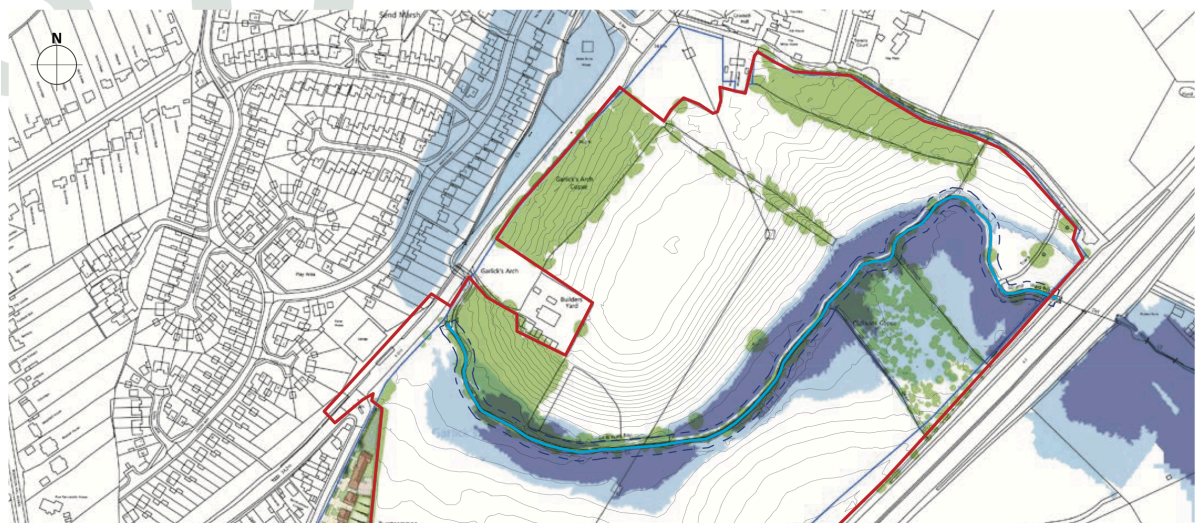


Figure 1. Screenshot taken from document *Design & Access Statement Rev B Part 3: 3.0 Site Appraisal – Existing Site Features*, available at: https://www2.guildford.gov.uk/publicaccess/files/6B97F3F9958DC968E4C9B29B28779673/pdf/19_P_02223-DESIGN_ACCESS_STATEMENT_-_REV_B_PART_3-1499645.pdf (accessed 10.03.2021)

As with the Environment Agency’s own mapping, Flood Risk Zone 2 is coloured light blue, with Flood Risk Zone 3 coloured dark blue in the applicant’s submitted documents. The applicant’s mapping, however, does not accurately reflect that published by the Environment Agency:

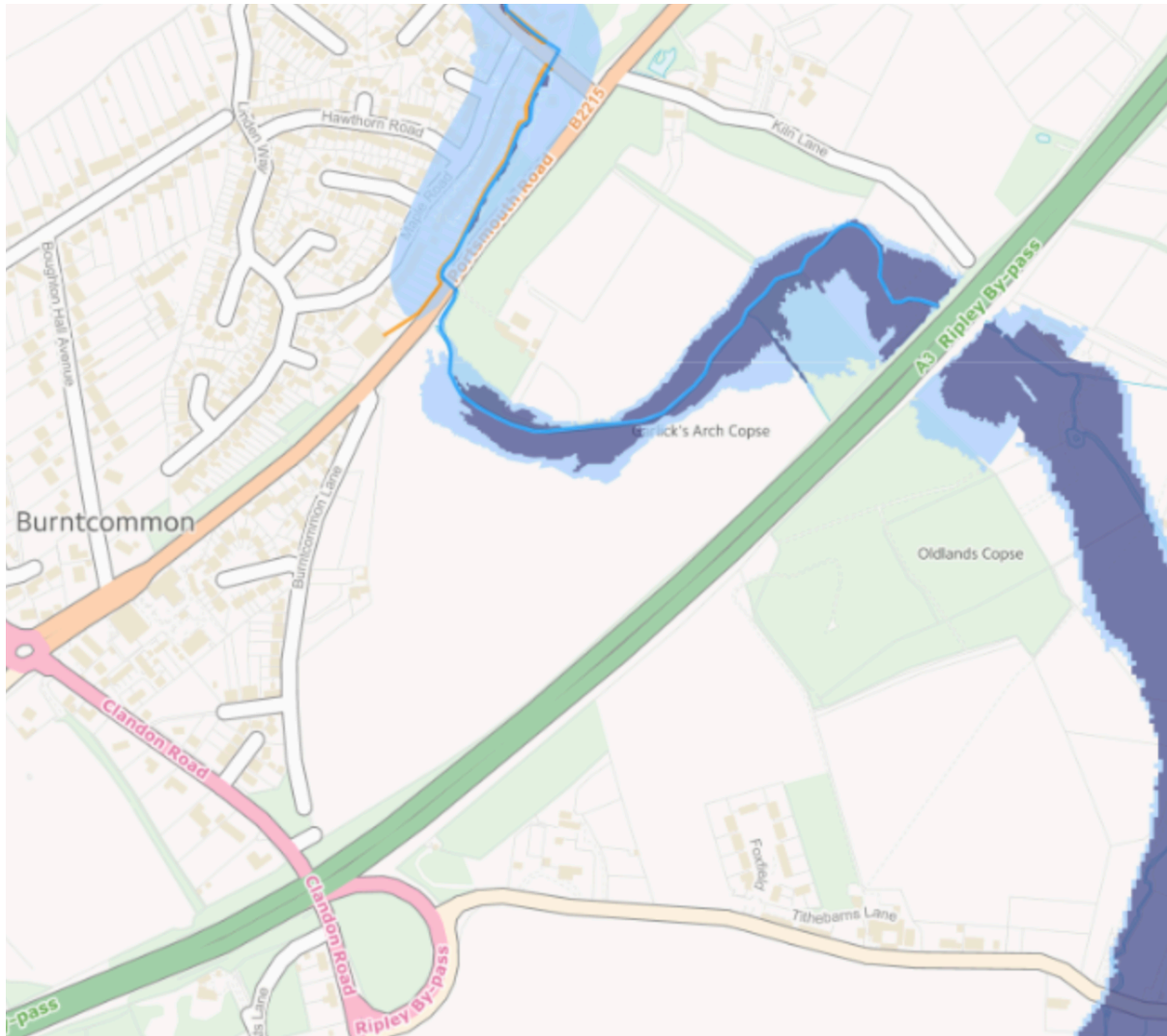


Figure 2. Screenshot taken from *Flood map for planning*, available at: <https://flood-map-for-planning.service.gov.uk/confirm-location?easting=504472&northing=155317&placeOrPostcode=gu23%206ex> (accessed 10.03.2021)

Ripley Parish Council has been unable to locate the reason for the discrepancy between the two maps within the applicant's submitted documents.

P50 Site Constraints: Utilities

It is stated that it is intended to bury the electricity cables running across the site as part of Phase 2 of the development. Ripley Parish Council urges that a Condition be applied to ensure that this be carried out ahead of Phase 1 development.

P51 Site Constraints Plan

The mapping error with regard to Flood Risk Zones has been replicated on the Plan of the site.

P54 Design Framework – Policy and Guidance

The applicant notes the allocation of Guildford Borough Council Local Plan Strategy and Sites Policy A41: Land at Garlick's Arch, Send Marsh / Burntcommon and Ripley. The applicant should also note that, at the date of this objection, both the Lovelace Neighbourhood Plan and the Send Neighbourhood Development Plan have been Examined and carry 'significant weight'. The Policies contained in both Plans must be considered in the proposals for development at Garlick's Arch.

P55 Design Framework: Site Opportunities Plan

The area of the site designated for Travelling Showpeople is misnamed "Travellers site".

P58 Design Process: Objectives and Concept Plans

The document lists a set of objectives for the site:

- A high quality sustainable new neighbourhood.
- A development which has a strong green framework.
- A place which responds to the semi-rural character of the site and surrounding area.
- A development which delivers high quality family housing.
- A place which helps to enhance pedestrian and cyclist connectivity through the area.
- A place which respects and is sensitive to the existing trees and hedgerows around the site.
- A development which enhances the ecological biodiversity of the site.

Ripley Parish Council fully supports these objectives.

P62 Design Process: Design Review panel

The document notes the Design Review Panel's recommendation that: "The proposed Travelling Showpeople plots should be relocated to ensure appropriate access arrangements". As noted previously, the applicant has not undertaken any work towards this recommendation.

P73 Design Process: Revisions to Community Facility & Phase 3

The addition of a community facility should be a welcome amendment to the scheme. The text does not match the depicted proposal, however, as the outside areas are labelled "private amenity space". The allocation of this community facility appears to be an afterthought. It does not have its own bin stores, parking allocation, nor cycle storage. A more detailed analysis of the submitted drawings is given in part 5 of this objection.

Ripley Parish Council notes the amended outline plans for the "Arcadian Plateau" (Phase 3 of the development). This element of the proposal sits entirely within Ripley Parish and, therefore, any development must take due regard of the Policies contained in the Lovelace Neighbourhood Plan. Particular consideration should be given to Policies LNPH2 *Housing for all*, LNPH3 *Housing Design and Density*,

LNPEN2 *Biodiversity and Natural Habitats*, LNPEN3 *Flooding*, LNPEN4 *Light Pollution*, LNPEN5 *Air Quality and Traffic*, LNPI1 *Infrastructure*, LNPI2 *Public Transport and Sustainable Travel*, LNPI3 *Cycling and Walking*; and LNPI4 *Parking*.

P77 Illustrative Proposals: Illustrative Masterplan

The applicant states that 40% of the development (208 dwellings) will be affordable “with a mix in accordance with Guildford Borough Council’s requirements.” Ripley Parish Council strongly urges that the tenure mix be applied equally across the three phases. The Lovelace Neighbourhood Plan Policy LNPH2 *Housing for all* provides details of required tenure mix. The parish council notes the Applicant’s intention to provide Phase 3 housing at 60:40 split (private: affordable).

P110 Illustrative Proposals: Drainage Strategy

The applicant states that: “All proposed buildings will be located outside the extent of flood plain zones 2 & 3 [sic] either side of the existing stream which runs through the site”. As previously demonstrated, the Travelling Showpeople plots are located directly adjacent to the Environment Agency’s identified Flood Risk Zones 2 and 3.

P111 Illustrative Proposals: Travelling Showpeople Site

Ripley Parish Council has commented on the proposed location for the Travelling Showpeople Plots, which form part of Policy A41 of the Guildford Borough Council Local Plan Strategy & Sites, in each of its previous submissions on the Garlick’s Arch proposal. Although no legend is given, RPC finds that the *Illustrative plan of Travelling Showpeople plots* on p.111 of the Revised Design & Access Statement appears to accurately reflect the Environment Agency’s Flood Risk Zone mapping. It is clear from the map provided that the site is wholly unsuitable for delivery of adequate amenities.

Six plots are depicted – two ‘small’, two ‘medium’, and two ‘large’. ‘Small’ plots do not have any storage, ‘medium’ and ‘large’ plots each have a storage allocation of 6m x 6m. Ripley Parish Council is given to understand that Travelling Showpeople plots are usually around 2,023 sqm (half an acre), and thus questions whether these plot sizes and the storage being made available is adequate.

P125 Landscape Proposals: Landscape Character Zone 10 – Woodland

The applicant proposes ongoing management of the existing woodland at the site, much of which is designated Ancient Woodland. There is, however, no detail given on what body will be responsible for ongoing management. With appropriate management there should be no need to introduce “Potential Tree Palettes” containing native and non-native species into existing established woodland.

P126 Landscape Proposals: Open Space Strategy

The location for the Travelling Showpeople plots is directly adjacent and topographically indistinct from the proposed Northern Open Space area, about

which the applicant states: “would primarily function as a fluvial compensation area, dealing with flooding from the brook in exceptional rainfall events.” Again, it is Ripley Parish Council’s assertion that the chosen location for Travelling Showpeople plots is inappropriate due to flood risk.

P158 Access and Movement: Parking and Waste Collection

Parking standards set out in Lovelace Neighbourhood Plan Policy LNPI4 *Parking* will apply to Phase 3 of the development. Lovelace Neighbourhood Plan Policy LNPH3 *Housing Design and Density* sets standards for service roads and bin stores within Ripley Parish.

P194 Appendix: SANG

The provision of a 16-hectare natural greenspace is very welcome. Unfortunately, the chosen site will not directly benefit residents of the Garlick’s Arch development as no direct pedestrian link to the site will be available. Additional SANG should be provided at the part of the site currently earmarked for Travelling Showpeople plots.

Pp195-198 Appendix: Building for Life 12

The applicant has taken the unusual step of marking its own homework. A traffic light system is employed for this purpose. Perhaps unsurprisingly, the applicant has given itself top marks for each of the objectives listed. Ripley Parish Council disagrees with some of the applicant’s assertions:

Q1 Connections. The applicant notes the nearby “Little Waitrose” shop. It is Ripley Parish Council’s opinion that the current existence of a shop attached to a garage forecourt should not be counted as a long-term nearby facility. As the UK moves towards a zero-carbon economy, it is highly likely that garage forecourts and shopping facilities will begin to disappear from the road network.

Q2 Facilities and Services. It is unfortunately necessary to re-state that Ripley Primary School was closed in 2019 with the loss of 196 places. The applicant was made aware of this in Ripley and Send Parish Councils’ joint submission dated 1st November 2019. The sole primary school in Ripley is the private Ripley Court School.

Q3 Public Transport. The applicant states that: “Consideration has also been given to the provision of electric charging points within the development”. The applicant will need to design EV charging points into Phase 3 *Arcadian Plateau* in line with Lovelace Neighbourhood Plan Policy LNPI2.

Q4 Meeting Local Housing Requirements. Ripley Parish Council is gratified to note that affordable housing will make up 40% of the total number of dwellings across the site. This objective must be applied to the Arcadian Plateau (Phase 3) of the development, in line with Policy LNPH2 of the Lovelace Neighbourhood Plan.

Q10 Car parking. The applicant will need to refer to Lovelace Neighbourhood Plan Policy LNPI4 for parking standards applicable to the Arcadian Plateau. The minimum provision stated in the Appendix will not meet the standards required for development in Ripley Parish.

Q12 External storage and amenity space. Lovelace Neighbourhood Plan Policy LNPH3 offers guidance on the provision of bin stores.

3. Garlick's Arch Limited Appendix A11 – Flood Risk Assessment Addendum (Issue 1 23 February 2021)

8.1.2 it is acknowledged that: “the development proposals will inevitably increase the degree of impermeable hardstanding across the site.” Despite mitigation for surface water runoff, the location for Travelling Showpeople plots is at the lowest topographic point of the development site and directly adjacent to Flood Risk Zones 2 and 3. Ripley Parish Council maintains that an alternative location for the Travelling Showpeople plots must be identified.

4. Phasing Plan – Phase 2 19055/C06; & Supplementary ES/Addendum Appendix A5 Proposed Cable Route Layout (9966-UKPN-DR-C05947-82-0014 rev P02)

The two maps provided with the application depict the re-routing of electricity cables across the site. It is clear from the Phase 2 Plan that the re-routing of electricity cables will have to take place beneath a newly-constructed roundabout adjacent to the properties Fourwinds and Blue Firs. It is Ripley Parish Council's opinion that the works should be carried out ahead of Phase 1 in order to mitigate the disruption that will be brought about by the works.

A new tower (PPA21R) is proposed to be placed directly behind the properties Woodbank and Woodfield on Kiln Lane. This proposal would have a detrimental effect on both Woodbank and Woodfield, as well as the directly adjacent Croxteth Hall, and is therefore not acceptable to the parish council.

5. 19201/p376 Apartment Building C (plots 184-195) proposed ground & 1st floor plans

Approximately 80sqm of Community Space has been added to the development. Unfortunately, there are no basic facilities such as loos, kitchen, or parking included in the proposed space. There are existing community facilities at both Lancaster Hall and Ripley Village Hall, the redevelopment of which will take place before first occupation of Garlick's Arch. Ripley Parish Council urges the applicant to include a small community shop rather than a Community Space which would be unlikely to be used in any meaningful way. Use class F.2(b) would accommodate the purpose of a community shop.

6. Representations on the proposal submitted by third parties

Four submissions available alongside the applicant's documents are of significant interest to Ripley Parish Council:

Gary Whittle (on behalf of the Travelling Showpeople Community in Guildford)
submission dated 11th January 2021

The Association of Independent Showmen submission dated 11th January 2021

Gary Whittle submission published 3rd March 2021

The Showmen's Guild of Great Britain submission dated 11th March 2021

Each of these submissions details reasons why the proposed site for Travelling Showpeople is inappropriate. Ripley Parish Council agrees with the assertions given in these submissions that Kiln Lane is unusable for any vehicles over 18 tonnes, and that therefore the allocation of plots is manufactured solely to serve the requirements of GBC LPSS Policy A41. The proposal for the site needs to be completely reconfigured in order to accommodate the plots in an area that serves the owners' needs. In summary, the correspondents raise the following points:

- The proposals will have a serious impact on the standard of living of its future occupants
- Detriment to the local environment
- Out of character of the local area
- Design Review Panel's recommendations have not been actioned
- Kiln Lane is unsuitable for Travelling Showpeople's vehicles
- The proposal is incompatible with United Nations Human Rights Council Reference A/HRC/31/59
- Close proximity of the A3 trunk road would cause noise and vibration, adversely affecting future occupants of the plots
- 5 metre barriers would effectively isolate occupants from the wider community
- Plots could not be classified as genuine Travelling Showpeople plots and therefore would not count towards need identified by the Traveller Accommodation Assessment
- The proposed plots should be accessed via the development site or moved to an area with better links to the local road network
- Concerns over highway safety
- Foul water pumping systems would need to be installed due to Kiln Lane not being connected to mains sewers

Ripley Parish Council has demonstrated that the proposal as it stands is incompatible with the provision of up to 520 residential dwellings and Travelling Showpeople plots. The suggested site for Travelling Showpeople plots, accessed via Kiln Lane, is unfit for human habitation. The site's topographical location at the lowest point of the wider allocation will cause it to flood on a regular basis, its proximity to the A3 trunk road will cause excessive air and noise pollution, and the inaccessibility of Kiln Lane will leave

it unusable by Travelling Showpeople. The area in question is appropriate only for use as Suitable Alternative Natural Greenspace (SANG) and must not be considered for any other development purpose.

Due to the reasons given in detail above, Ripley Parish Council strongly objects to the current proposal for development at Garlick's Arch and urges that the application be refused at the earliest opportunity.

From: **Surrey ALC** admin@surreyalc.co.uk 
Subject: FW: Treescapes funding communication
Date: 13 April 2021 at 12:41
To:
Cc: Anne Bott anne.bott@surreyalc.co.uk

SA

FORWARDED EMAIL

Dear all,

You may be aware that Defra has launched a Treescapes Fund to increase planting of trees outside woodlands. (Thanks to those who have already made contact with us). This offers us the opportunity to jointly bid for capital funding of between £50k and £300k, which if successful would enable a significant contribution towards our shared tree planting ambitions. The fund is open to upper tier and unitary authorities only to apply to, and we are planning to put together a main bid incorporating sub-bids from boroughs and districts that would like to take part. We also plan to ask town and parish councils to submit suggestions, however to keep the bid manageable it is likely that we would pick a few significant projects, with further suggestions from town and parish councils to be considered in future funding rounds.

Some key points to note:

- The fund aims to address a historical decline in trees caused by various factors and more recently exacerbated by ash dieback;
- It covers planting and natural regeneration, with the emphasis on planting smaller sized planting;
- Urban and rural areas;
- Public and private land (please note that bids from private landowners make things more complicated as County would be responsible for overseeing/enforcing aftercare and success of the schemes);
- This includes trees in hedgerows, parklands, riparian zones, urban areas, beside roads and footpaths as well as in areas of neglected green space, small linear woodlands (below 0.5 ha), copses, orchards and shelterbelts;
- The fund cannot be used for major woodland planting or restoration or for projects better suited to the Countryside Stewardship woodland creation or tree health grants;
- For urban situations and larger trees(standards) The Urban Tree Challenge Fund is better suited;
- Funding is capital only, and includes the costs of trees, planting costs and 3 years maintenance. (Proof of aftercare will be a stipulation of any maintenance awards);
- Local Authorities are encouraged to use innovative approaches, including natural regeneration;
- Local Authorities are strongly encouraged to work in partnership with local communities, volunteer groups and NGOs in tree planting and aftercare, to maximise value for money and societal benefits;
- No requirement for evidence of match funding will be stipulated, but administration time cannot be included in bids;
- Applicants will be asked to briefly describe the condition of trees outside woods (historical, present and predicted) within the application area, as well as the locations and settings from which they are being lost, and to respond with a restoration plan accordingly;
- Combined applications are encouraged to achieve overall funding requirements falling between £50,000 and £300,000. The top end will be for exceptional

raising between £50,000 and £500,000. The top end will be for exceptional (combined) proposals;

- No lower threshold of the numbers of trees that can be planted on each site within a planting plan;
- The fund will launch in early April 2021 and applications must be received before 31 May 2021;
- Assessment of bids will be led by the Forestry Commission and is expected to include factors such as:
 1. Support for local biodiversity;
 2. Benefits to local people;
 3. Improvements to landscape connectivity outside of woodlands;
 4. Developing future resilience to climate change and pests and diseases;
 5. Project deliverability;
 6. Value for money, and;
 7. Quality of evidence supporting the application.

Full details are available in the document:

[LATF Technical Notice.pdf \(mcusercontent.com\)](#)

And on the webpage:

[Local Authority Treescapes Fund - GOV.UK \(www.gov.uk\)](#)

We are currently carrying out a piece of work to identify areas of land within the county council's ownership that are most suited to tree planting, and we will use the outputs of this to inform our part of the bid. We would encourage you to identify potential land in your ownership that would be well suited to planting in preparation, or to let us know if you have done so already. If you have any relevant planting strategies or plans, including for ash dieback recovery, please let us know and we can contribute these to our evidence base and decision making. Also it would be helpful to understand if you are in a position to contribute match funding.

We anticipate submission of the main bid on a countywide basis, made up of individual or multiple "sub" bids from boroughs, districts and parishes.

If you would like to take part in this bid, could you please confirm your interest to partake, by email to SCC Officers helen.treasure@surreycc.gov.uk and Elvia.Sciullo@surreycc.gov.uk , **by no later than 23/04/2021**.

We look forward to hearing from you.

Kind regards,

Carolyn McKenzie
Director of Environment

