



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

10th August 2021

To: Members of the Planning & Environment Committee

PLANNING & ENVIRONMENT COMMITTEE MEETING on MONDAY 16th AUGUST 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

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 26.07.2021.

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/01543

Location: 7 Grandis Cottages, High Street, Ripley, GU23 6AB.

Proposal: Single storey rear extension.

Contact: Benjamin Marshall benjamin.marshall@guildford.gov.uk

Closing date: 20.08.2021

21/P/01573

Location: The Old Vicarage, High Street, Ripley, GU23 6AE.

Proposal: Proposed erection of a rear conservatory with new side door access following demolition of existing conservatory. Reduction in size of existing side extension and changes to the roof and fenestration. New canopy roof to existing terrace, level side driveway and lay reclaimed cobbles.
Contact: Sakina Khanbhai sakina.khanbhai@guildford.gov.uk
Closing date: 25.08.2021

21/P/01574

Location: The Old Vicarage, High Street, Ripley, GU23 6AE.

Proposal: Listed Building Consent for proposed erection of a rear conservatory with new side door access following demolition of existing conservatory. Reduction in size of existing side extension and changes to the roof and fenestration. New canopy roof to existing terrace, level side driveway and lay reclaimed cobbles.

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

Closing date: 25.08.2021

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.

7. DATE OF THE NEXT P&E COMMITTEE MEETING

Monday 6th September 2021 at 1800hrs at the Parish Council Office.



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 26th JULY 2021 at 1800HRS at RIPLEY PARISH COUNCIL OFFICE**

Present: Cllr Peter Shoesmith (Chairman)
Cllr Richard Ayears
Cllr Rowland Cornell
Cllr Vernon Wood
Jim Morris, Clerk of the Council
One member of the public

P&E 025/21 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllrs Mealing and Powell-Cullingford.

P&E 026/21 DISCLOSURES OF INTEREST

Cllr Shoesmith declared a non-pecuniary interest in Distillers of Surrey's New Premises Licence Application. Cllr Shoesmith's firm had been contracted to carry out works at the site.
Cllr Wood declared a non-pecuniary interest in Planning Application ref 21/P/01319. Cllr Wood owned an adjacent property.

P&E 027/21 MINUTES

The Minutes of the meeting held on Monday 5th July 2021 were received, confirmed, and signed as a true and correct record by the Chairman.

P&E 028/21 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 16th September 2021.**

21/P/01245

Location: 99 Georgelands, Ripley, GU23 6DQ.
Proposal: Permeable macadam hardstanding in the front garden.
Contact: Benjamin Marshall benjamin.marshall@guildford.gov.uk
Ripley Parish Council supports Planning Application ref 21/P/01245.

21/P/01319

Location: 13 Hedgecroft Cottages, Newark Lane, Ripley, GU23 6DD.
Proposal: Proposed first floor side extension.
Contact: Benjamin Marshall benjamin.marshall@guildford.gov.uk
Ripley Parish Council supports Planning Application ref 21/P/01319.

21/P/01387

Location: Kelima, Portsmouth Road, Ripley, GU23 6EW.

Proposal: Erection of a double garage following the demolition of the existing garage and conservatory; The erection of two dwellings, the formation of a new access, vehicle crossover and dropped kerb.

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

Ripley Parish Council objects to Planning Application ref 21/P/01387. The site lies outside of the Ripley Settlement Area and is entirely within the Green Belt. The proposal cannot therefore be considered infill, and it would materially result in overdevelopment in an area of relatively low density housing. In addition, the proposal is incompatible with Lovelace Neighbourhood Plan Policies detailed below:

LNPH3

Development proposals will be supported providing they are well designed, enhance the special qualities of each location and are sympathetic to local character and history, and where:

c) Overdevelopment and disproportionate additions to properties do not result.

i) Outside the strategic sites residential developments will reflect the density and character of the surrounding area.

p) Bin stores should be unobtrusive and accessible from the road.

LNPEN2

All new developments must meet the following requirements:

c) Any proposed relocation of habitat must demonstrate that the scheme cannot be designed to accommodate the habitat in its existing location.

d) All developments are required to retain and enhance well-established species-rich features of the landscape, including ancient woodland, mature trees, hedgerows, ponds, and existing waterways.

e) Any trees removed or lost as a result of development, other than those that are dead, dying or dangerous and of no ecological importance, should be replaced at a ratio of 2:1.

LNPI4

All developments are to provide parking to the following standards:

b) Parking bays on plot must be a minimum of 6m x 2.6m, or 7m x 2.6m if parallel parked, and garages should have a minimum internal size of 7m x 3m to facilitate inclusive mobility for all residents.

The submitted documents depict the removal of a B Category beech tree, about which the attendant tree survey, paragraph 4.1, states: "Trees of 'A' and 'B' category should be considered as constraints to development and every attempt should be made to incorporate them into any proposed development design." Category 'C' trees on site, which are not dead, dying or dangerous and which are to be removed, must be replaced at a ratio of 2:1 as per LNPEN2(e).

The proposal to create two new dwellings in the garden of Kelima does not meet the objectives of either the Lovelace Neighbourhood Plan nor policy D1 of the GBC LPSS 2019 and should be refused at the earliest opportunity.

21/P/01326

Location: 1-2 London House, High Street, Ripley, GU23 6AA.

Proposal: The applicant would like to add a decking at the front of the restaurant with retractable canopies above ground floor windows.

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

Ripley Parish Council objects to Planning Application ref 21/P/01326. The submitted drawings do not accurately reflect the profile of the footway outside London House, which is stepped with adjacent tactile paving to the east and a substantial lamp column to the west. A Guildford-bound bus shelter is also adjacent to the site. The proposal would not allow for the minimum standard 1.2m footway width across the frontage of the café and the proposal should be resubmitted with this considered.

21/P/01460

Location: 38 Wentworth Close, Ripley, GU23 6DB.

Proposal: Proposed loft conversion to include three rooflights and two rear dormers.

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

Ripley Parish Council objects to Planning Application ref 21/P/01460. The proposal will overlook adjacent properties at 32, 36 and 40 Wentworth Close. The increase in number of bedrooms associated with the proposal site will not meet the parking standard set out in Lovelace Neighbourhood Plan Policy LNPI4 due to the onsite garage facility not meeting the dimensions stipulated in the Policy. The Officer Report for Application ref 20/P/01028 stated that: "The conversion of the garage is not

considered to cause the loss of a parking space, because the size of the existing garage, although only built in 2006, is only 2.4m wide and 4.9m deep, which is sub-standard compared to policy LNPI4 garage minimum size requirements of 3m width and 7m depth.” By the same reasoning, the existing garage at 38 Wentworth Close cannot be considered to be an existing parking space. Lovelace Neighbourhood Plan Policy LNPI4 is designed to ensure adequate parking on both new and existing sites and should be given due weight when assessing planning applications within Ripley Parish.

PREMISES LICENCE APPLICATION - NEW

Location: Distillers of Surrey, Papercourt, Polesden Lane, Ripley, GU23 6JX.

Proposal: New application for premises licence for sale or supply of alcohol.

Contact: regulatoryservices@guildford.gov.uk

Ripley Parish Council supports Distillers of Surrey's Premises Licence Application.

21/P/01521

Location: Kiln House, Kiln Lane, Ripley, GU23 6EX.

Proposal: Enlargement of existing roof space including raising roof and conversion of loft space to habitable accommodation.

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

Ripley Parish Council supports Planning Application ref 21/P/01521.

P&E 022/20 PLANNING ENFORCEMENT, APPEALS, & DECISIONS

Members received and considered decisions and informatives on Planning Applications refs: 21/P/00640 & 21/P/00860.

P&E 023/20 PLANNING & ENVIRONMENT

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

i) Review of Gambling Act 2005 Statement of Principles – Public Consultation (closing date 01.10.2021).

It was RESOLVED: That the Consultation be noted.

ii) Surrey Transport Plan 2022 – 2032 Consultation draft (closing date 24.10.2021).

It was RESOLVED: That Cllr Ayeards would respond to the Consultation on behalf of the council.

iii) Fibre to the Premises (FTTP) scheme for Ripley. A local resident had been liaising with Openreach regarding the Department for Culture Media and Sport's Community Fibre scheme. Recent promotion of the offer had led to several dozen households expressing an interest.

It was RESOLVED: That parish council resources be used to further promote the Community Fibre scheme.

iii) Former Wisley Airfield Community Liaison Group. There had been no recent meetings, although the site owners were hoping to arrange a site meeting in Ripley to discuss local transport objectives.

It was RESOLVED: That the item be noted.

iv) Community Land Trust. There were no updates.

It was RESOLVED: That the item be noted.

P&E 024/20 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 16th August 2021, at the Parish Council Office.

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: 30 July 2021

Dear Mr. Morris,

Reference: 21/P/01543

Location: 7 Grandis Cottages, High Street, Ripley, Woking, GU23 6AB
Proposal: Single storey rear extension.
Contact : Benjamin Marshall (Direct Line 01482 505050, EMail
benjamin.marshall@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: 04 August 2021

Dear Mr. Morris,

Reference: 21/P/01574

Location: The Old Vicarage, High Street, Ripley, Woking, GU23 6AE
Proposal: Listed Building Consent for proposed erection of a rear conservatory with new side door access following demolition of existing conservatory. Reduction in size of existing side extension and changes to the roof and fenestration. New canopy roof to existing terrace, level side driveway and lay reclaimed cobbles.
Contact : Sakina Khanbhai (Direct Line 01483 444640, EMail sakina.khanbhai@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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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: 04 August 2021

Dear Mr. Morris,

Reference: 21/P/01573

Location: The Old Vicarage, High Street, Ripley, Woking, GU23 6AE
Proposal: Proposed erection of a rear conservatory with new side door access following demolition of existing conservatory. Reduction in size of existing side extension and changes to the roof and fenestration. New canopy roof to existing terrace, level side driveway and lay reclaimed cobbles.
Contact : Sakina Khanbhai (Direct Line 01483 444640, EMail sakina.khanbhai@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

Tim Dawes
Planning Development Manager

Current Enforcement Cases Ripley

Report date: 01/08/2021

Total Number of all Open Cases: 22

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

Total Number of **MEDIUM** Priority Cases Open: 5

Total Number of **LOW** Priority Cases Open: 16

Ripley	Total cases for parish: 22
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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: Lee Payne
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: Peter Muir
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/19/00376	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		
8	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		
9	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.		
10	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		
11	Case No: EN/20/00084	Received: 30/03/2020	Case Status: Serve Enforcement Notice
	Officer: Joanna Searle		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		

12	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		
13	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		
14	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		
15	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 excercise area and the use of an outbuilding as residential accomodation without planning permission.		
16	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		
17	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		
18	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		
19	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		

20 **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

21 **Case No:** EN/21/00135 **Received:** 19/04/2021 **Case Status:** Investigating

Officer: Lewis Bookham **Priority:** Medium

Location: Watsons Bakery, High Street, Ripley, Woking, GU23 6AZ

Description: Alleged unauthorised installation of UPVC windows

22 **Case No:** EN/21/00237 **Received:** 22/06/2021 **Case Status:** Investigating

Officer: Peter Muir **Priority:** Low

Location: 3 Cobham Cottages, High Street, Ripley, Woking, GU23 6AY

Description: Alleged breach of condition 1 of Listed Building Consent 96/P/01365



Enforcement Cases Closed Ripley

Report date: 01/08/2021

Actions since: 01/07/2021

Ripley

Total cases for parish: 2

- 1 **Case No:** EN/21/00054 **Enforcement Officer:** Lewis Bookham
Location: Wayside, Polesden Lane, Ripley, Woking, GU23 6DX
Description: Alleged unauthorised erection of a warehouse

Sign-Off Date:	Action Notes:
13/07/2021	The complaint alleged the erection of a an agricultural barn without planning permission. Application 21/P/00640 was submitted to retain the barn. This application has now been approved thereby resolving the breach of planning control.

- 2 **Case No:** EN/21/00236 **Enforcement Officer:** Lewis Bookham
Location: White Horse Yard, High Street, Ripley, GU23 6BB
Description: Alleged commencement of development without planning permission

Sign-Off Date:	Action Notes:
19/07/2021	The complaint alleged the commencement of redevelopment of the site without having planning permission. The works that were undertaken were in fact the repair and maintenance of underground fuel tanks. There is no evidence of any operational development at the site and the Environmental Health Officer is satisfied that the works were undertaken in line with the owners duty under the Trading Standards Regime.

Detail:

1

Application Number: 21/P/01147**Stat Start Date:** 24/05/2021**App type:** Full Application**Grid Ref:** 504059 156873**Parish:** Ripley**Agent:** Equestrian Blueprint, 23 Home Mead, Corsham, , SN139UB**Ward:** Lovelace**Final Decision:** Approve**Decision Date:** 21/07/2021**Decision Level:** Delegated**Location:** Sunnymead, 11 Newark Close, Ripley, Woking, GU23 6DW**Proposal:** Replace an existing wooden garden store with a similar building in the same position.**Conditions & Reasons****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: E2, P2, E3, P3, P1 received on 24/05/2021.

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

Informatives**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

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.

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

Unique informative 1 - add own text

The applicant is made aware that the property's permitted development rights have been removed by virtue of condition 5 of planning application 82/P/00671.

Detail:

1

Application Number: 21/P/00988**Stat Start Date:** 11/05/2021**App type:** C of Lawfulness for Proposed Use or Dev**Grid Ref:** 505244 156832**Parish:** Ripley**Agent:** Greenshadows Arch Services, 9
Waterloo Road, Crowthorne, ,
RG45 7PB**Ward:** Lovelace**Final Decision:** Approve
Decision Date: 30/07/2021
Decision Level: Delegated**Location:** 98 High Street, Ripley, Woking, GU23 6AN**Proposal:** Certificate of lawfulness for a proposed development to establish whether the erection of a projecting cloth awning above the rear patio doors is lawful.

Informatives

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

Drawing numbers - refusals

This decision relates expressly to drawing number LD-21-01 Rev A and additional information received on 11/05/2021.

Detail:

2

Application Number: 21/P/01016**Stat Start Date:** 07/06/2021**App type:** Full Application**Grid Ref:** 504644 156162**Parish:** Ripley**Agent:** Mr R Eldridge, 29 Glebeland Gardens, Shepperton, Middx, TW17 9DH**Ward:** Lovelace**Final Decision:** Approve
Decision Date: 26/07/2021
Decision Level: Delegated**Location:** Willowmead, Portsmouth Road, Ripley, Woking, GU23 6EJ**Proposal:** Single storey front and rear extension.**Conditions & Reasons****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: Location plan, Site plan received on 05/05/2021 and Existing Plans and Elevations and Proposed Extensions to Front and Rear of House Rev B received on 07/06/2021.

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

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.

Informatives**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

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.