



Ripley Parish Council, Victory House, Ripley Village Hall, High Street, Ripley, GU23 6AF

19th July 2022

To: Members of the Planning & Environment Committee

**PLANNING & ENVIRONMENT COMMITTEE MEETING on MONDAY 25th JULY 2022 at 1800hrs
at VICTORY HOUSE**

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 13.06.2022.

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

22/P/01087

Location: South Cottage, White Horse Lane, Ripley, GU23 6BJ.

Proposal: Erection of a single storey double garage attached to the existing cottage.

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

Closing date: 26.07.2022

22/P/01097

Location: Ryde House, High Street, Ripley, GU23 6AT.

Proposal: Listed Building Consent for renovations and repairs to roof and walls.

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

Closing date: 28.07.2022

22/P/00951

Location: RHS Garden Wisley, Wisley Lane, Wisley, GU23 6QB.

Proposal: Variation of condition 6 of planning application 19/P/01100 approved 13/09/2019 to alter the required width of path from 3m to 2m.

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

Closing date: 03.08.2022

5. PLANNING ENFORCEMENT, APPEALS, & DECISIONS

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

6. PLANNING & ENVIRONMENT INFRASTRUCTURE SUB-COMMITTEE

To RECEIVE and CONSIDER reports on matters ongoing under the remit of the P&E Infrastructure Sub-Committee.

7. PLANNING & ENVIRONMENT

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

- i) Eight Parishes Group update.
- ii) Former Wisley Airfield Community Liaison Group.
- iii) Community Land Trust.

8. DATE OF THE NEXT P&E COMMITTEE MEETING

Monday 15th August 2022 at 1800hrs at Victory House.



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

MINUTES of RIPLEY PARISH COUNCIL PLANNING & ENVIRONMENT COMMITTEE MEETING held on MONDAY 27th JUNE 2022 at 1800HRS at VICTORY HOUSE

Present: Cllr Suzie Powell-Cullingford
Cllr Peter Shoesmith (Chairman)
Cllr Vernon Wood
Jim Morris, Clerk of the Council

P&E 008/22 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllr Richard Ayeards, Cllr Rowland Cornell, and Cllr Sarah Gill.

P&E 009/22 DISCLOSURES OF INTEREST

No disclosures of interest were received.

P&E 010/22 MINUTES

The Minutes of the meetings held on Monday 13th June 2022 were received, confirmed, and signed as a true and correct record by the Chairman.

P&E 011/22 PLANNING APPLICATIONS

The Planning & Environment Committee considered the following planning applications, formulated the following observations and **RESOLVED: That the agreed comments of the Planning Group be forwarded to Guildford Borough Council (GBC) and reported to the Ripley Parish Council meeting scheduled to be held on Thursday 15th September 2022.**

22/P/00945

Location: 16 Grove Heath North, Ripley, GU23 6EN.

Proposal: Proposed new front porch, side/rear single storey extension, roof enlargement to include two rooflights and five dormers and changes to fenestration following demolition of part ground floor rear extension, conservatory and garage.

Contact: Maria Vasileiou maria.vasileiou@guildford.gov.uk

Ripley Parish Council supports Planning Application ref 22/P/00945.

22/P/00675

Location: Land at Tithebarns Farm, Tithebarns Lane, Send, GU23 7LE.

Proposal: Variation of conditions no 2 (drawing numbers) and 12 (footway/cycleway improvement scheme) of application no 19/P/02240, approved on 27/07/2020 to confirm new plans approved under non-material amendments and to change a condition wording following highways discussion.

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

Ripley Parish Council declined to comment on Planning Application ref 22/P/00675.

P&E 012/22 PLANNING ENFORCEMENT, APPEALS, & DECISIONS

Members received and considered decisions and informatives for Planning Application ref 20/P/00816.

P&E 013/22 PLANNING & ENVIRONMENT

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

i) *Community Consultation: Land at Upton End, Wisley – Residential Development.*

It was RESOLVED: That the correspondence be noted.

ii) Eight Parishes Group update. Notes of a recent meeting were considered. Cllr Moxon was continuing to attend meetings and liaising with the Group.

It was RESOLVED: That the item be noted.

iv) Former Wisley Airfield Community Liaison Group. No updates were available.

It was RESOLVED: That the item be noted.

v) Community Land Trust. No updates were available.

It was RESOLVED: That the item be noted.

P&E 014/22 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 25th July 2022.

The meeting closed at 1825hrs

Date:

Chairman



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www.guildford.gov.uk

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

Date: 05 July 2022

Dear Mr. Morris,

Reference: 22/P/01087

Location: South Cottage, White Horse Lane, Ripley, Woking, GU23 6BJ
Proposal: Erection of a single storey double garage attached to the existing cottage.
Contact : Chris Gent (Direct Line 01483 444470, EMail
christopher.gent@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

Daniel Ledger
Interim Head of Place



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www.guildford.gov.uk

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

Date: 07 July 2022

Dear Mr. Morris,

Reference: 22/P/01097

Location: Ryde House, High Street, Ripley, Woking, GU23 6AT
Proposal: Listed Building Consent for renovations and repairs to roof and walls.
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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Daniel Ledger
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Mr. Jim Morris
Ripley Parish Council
Ripley Council Office
4 Rio House
Ripley
Surrey
GU23 6AE

Date: 13 July 2022

Dear Mr. Morris,

Reference: 22/P/00951

Location: RHS Garden Wisley, Wisley Lane, Wisley, Woking, GU23 6QB
Proposal: Variation of condition 6 of planning application 19/P/01100 approved 13/09/2019 to alter the required width of path from 3m to 2m.
Contact : Hannah Yates (Direct Line 01483 444415, EMail hannah.Yates@guildford.gov.uk) planningenquiries@guildford.gov.uk

I am writing to inform you of the above amended plans which may be inspected at these offices between the hours of 8.30 am and 5.00 pm Mondays to Thursdays or between the hours of 8.30 am and 4.30 pm on Fridays.

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. **If you have any planning queries about the proposal, please contact Hannah Yates on 01483 444415.**

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

Daniel Ledger
Interim Head of Place

Current Enforcement Cases Ripley

Report date: 01/07/2022

Total Number of all Open Cases: 16

Total Number of **HIGH** Priority Cases Open: 0

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

Total Number of **LOW** Priority Cases Open: 11

Ripley	Total cases for parish: 16
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1 **Case No:** EN/18/00104 **Received:** 23/04/2018 **Case Status:** Appeal Received

Officer: Joanna Searle **Priority:** Medium

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.

2 **Case No:** EN/18/00232 **Received:** 24/07/2018 **Case Status:** Investigating

Officer: Lee Payne **Priority:** Low

Location: Hampton House, High Street, Ripley, Woking, GU23 6AZ

Description: Alleged non-compliance with approved application 14/P/00337

3 **Case No:** EN/19/00013 **Received:** 14/01/2019 **Case Status:** Investigating

Officer: Lee Payne **Priority:** Low

Location: Hurst Farm, Portsmouth Road, Ripley, Woking, GU23 6EY

Description: Alleged siting of mobile homes for residential purposes without planning permission

4 **Case No:** EN/19/00016 **Received:** 17/01/2019 **Case Status:** Investigating

Officer: Joanna Searle **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

5	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		
6	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		
7	Case No: EN/20/00103	Received: 02/04/2020	Case Status: Investigating
	Officer: Peter Muir	Priority: Low	
	Location: Grafton, Polesden Lane, Ripley, Woking, GU23 6DX		
	Description: Alleged unauthorised use of land as builder's yard		
8	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		
9	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.		
10	Case No: EN/20/00342	Received: 09/11/2020	Case Status: Investigating
	Officer: Lee Payne	Priority: Low	
	Location: Hurst Farm, Portsmouth Road, Ripley, Woking, GU23 6EY		
	Description: Alleged construction of a building without planning permission		
11	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		

12	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		
13	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		
14	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		
15	Case No: EN/22/00037	Received: 17/01/2022	Case Status: Investigating
	Officer: Lee Payne		Priority: Low
	Location: The Paddocks, Rose Lane, Ripley GU23 6NE		
	Description: Alleged unauthorised increase in area of site		
16	Case No: EN/22/00165	Received: 06/05/2022	Case Status: Investigating
	Officer: Peter Muir		Priority: Medium
	Location: Stables, Hangover House, Gambles Lane, Ripley		
	Description: Alleged unauthorised operational development consisting of the creation of hard surfaces, and the erection of gates and fence		

Detail:

1

Application Number: 22/P/00449

Stat Start Date: 10/03/2022

App type: Full Application

Grid Ref: 504662 155743

Parish: Ripley

Agent: Corbil Estates & Planning Ltd,
Bizspace, Courtwick Lane,
Wick, BN17 7TL

Ward: Lovelace

Final Decision: Refuse

Decision Date: 23/06/2022

Decision Level: Delegated

Location: 5 Heath Rise, Ripley, Woking, GU23 6ET

Proposal: Erection of a single storey rear extension and creation of habitable accommodation in roof space along with insertion of two rear rooflights following demolition of the existing outbuilding.

Conditions & Reasons

Reason for Refusal

The proposed development would by reason of its scale, in particular its floor area would represent a disproportionate addition over the size of the original dwelling. This would constitute a form of inappropriate development in the Green Belt, which would be harmful in planning terms and would materially harm the openness of the Green Belt. No very special circumstances have been demonstrated to justify the proposal. The proposal is therefore contrary to policy P2 of the Guildford Borough Local Plan: Strategy and Sites 2019 and the requirements of the National Planning Policy Framework (NPPF) 2021.

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.

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.

Drawing numbers - refusals

This decision relates expressly to drawing(s) EXISTING & PROPOSED PLANS/ELEVATIONS received on 10/03/2022.

Detail:

1

Application Number: 21/P/02553

Stat Start Date: 08/12/2021

App type: Full Application

Grid Ref: 503975 156887

Parish: Ripley

Agent: Abstract Plans Ltd, Unit 15B
Highway Farm, Horsley Road,
Cobham, KT11 3JZ

Ward: Lovelace

Final Decision: Approve
Decision Date: 27/06/2022
Decision Level: Delegated

Location: Balaton House, 5 Papercourt Lane, Ripley, WOKING, GU23 6DS

Proposal: Proposed roof conversion raising the ridge with the inclusion of a new rear dormer / rooflights and change of fenestration to principal elevation.

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:

Date received

Drawing no.

Plan

08 Dec 2021

APL 1291 BP 01

Block Plan

08 Dec 2021

APL 1291 P01 REV B

Proposed Ground And First Floor Plans

08 Dec 2021

APL 1291 P02 REV B

Proposed Elevations

08 Dec 2021

APL 1291 P03 REV B

Proposed Roof Plan

08 Dec 2021

APL 1291 SLP 01

Site Location Plan

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

National Planning Policy Framework

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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.

Detail:

2

Application Number: 22/P/00645

Stat Start Date: 07/04/2022

App type: Full Application

Grid Ref: 505017 156536

Parish: Ripley

Agent: The Plan Hub, Suite 6, 272
London Road, Wallington, SM6
7DJ

Ward: Lovelace

Final Decision: Refuse
Decision Date: 28/06/2022
Decision Level: Delegated

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

Proposal: Proposed side porch and two storey side extension with new fenestration.

Conditions & Reasons

Reason for Refusal

The proposal would present a large increase in additional floor area, mass, bulk and volume and would represent a disproportionate addition over and above the size of the original building and as such is considered inappropriate development in the Green Belt, which is unacceptable in principle and harmful, by definition, to the Green Belt. There are no very special circumstances which outweigh the harm by reason of inappropriateness and as such the proposal fails to comply with policy P2 of the Local Plan and para 149 of the NPPF.

Informatives

Drawing numbers - refusals

This decision relates expressly to drawings: 01, 02, 03, 04 and 05 received on 07/04/2022.

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 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.