



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

3rd August 2022

To: Members of the Planning & Environment Committee

PLANNING & ENVIRONMENT COMMITTEE MEETING on MONDAY 15th AUGUST 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 25.07.2022.

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

None received at time of publication

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) HMP Send presentation from Mark Jackson of Cushman & Wakeman.
- ii) Correspondence: *Guildford Local Plan examination – introductory information.*
- iii) Correspondence: *Public Consultation - Woking Town Centre Masterplan.*
- iv) Correspondence: *NALC Short Term Holiday Lets Policy Consultation.*
- v) Former Wisley Airfield Community Liaison Group.
- vi) Community Land Trust.

8. DATE OF THE NEXT P&E COMMITTEE MEETING

Monday 5th September 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 25th JULY 2022 at 1800HRS at VICTORY HOUSE

Present: Cllr Richard Ayears
Cllr Sarah Gill
Cllr Suzie Powell-Cullingford
Cllr Peter Shoesmith (Chairman)
Jim Morris, Clerk of the Council
One member of the public

P&E 015/22 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllr Rowland Cornell, and Cllr Vernon Wood.

P&E 016/22 DISCLOSURES OF INTEREST

No disclosures of interest were received.

P&E 017/22 MINUTES

The Minutes of the meetings held on Monday 27th June 2022 were received, confirmed, and signed as a true and correct record by the Chairman.

P&E 018/22 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/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

Ripley Parish Council objects to Planning Application ref 22/P/01087. The proposed extension cannot be classed as a double garage as the space is insufficient for two vehicles. The WC and workbenches encroach into the available space. Lovelace Neighbourhood Plan Policy LNPI4 sets out parking space widths and numbers of car parking spaces required for all sizes of dwellings.

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

Ripley Parish Council supports Planning Application ref 22/P/01097.

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
Ripley Parish Council declined to comment on 22/P/0095.

19/P/01126

Location: The Shed Factory, Portsmouth Road, Ripley, GU23 6EW.

Proposal: Erection of 7 residential units, retention of commercial sales area in separate building for established garden shed business and associated development together with demolition of existing building and retention of some display sheds/outbuildings.

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

Ripley Parish Council objects to Planning Application ref 19/P/01126. Whilst some of the issues raised in previous comments on the proposal have been addressed, the site is clearly unsuitable for the level of development being applied for. Parking spaces in line with Lovelace Neighbourhood Plan standards are now provided. A store for seven bins is also now provided, but this remains insufficient. Each property will have at least two, and up to three wheelie bins for general waste, recycling, and garden waste. The location of the bin store is, the parish council believes, beyond the distance operatives are authorised to travel on foot, which in turn means that the turning area for waste collection lorries is still insufficient. Seven dwellings on the site would constitute overdevelopment.

In addition, it is over four years since ecological surveys were carried out, so new surveys should be commissioned.

Location: HMP Send, Ripley Road, Ripley, GU23 7LJ.

Proposal: Development of four two-storey houseblocks at the prison site together with some associated ancillary works.

Contact: Mark Jackson mark.jackson@cushwake.com

Ripley Parish Council would invite Mark Jackson to attend a meeting and explain the proposal.

P&E 019/22 PLANNING ENFORCEMENT, APPEALS, & DECISIONS

Members received and considered the list of open enforcement cases in the parish. No cases had been closed. Members received and considered decisions and informatives for Planning Applications refs 21/P/02553; 22/P/00449; and 22/P/00645.

P&E 020/22 PLANNING & ENVIRONMENT INFRASTRUCTURE SUB-COMMITTEE

Cllr Ayears had attended a recent Community Liaison Group hosted by Taylor Wimpey. A meeting between Ripley Parish Council, Surrey County Council, National Highways, and Taylor Wimpey was to be arranged for October 2022.

P&E 021/22 PLANNING & ENVIRONMENT

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

i) Eight Parishes Group update. No updates were available.

It was RESOLVED: That the item be noted.

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

It was RESOLVED: That the item be noted.

iii) Community Land Trust. No updates were available.

It was RESOLVED: That the item be noted.

P&E 022/22 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 15th August 2022.

The meeting closed at 1845hrs

Date:

Chairman

Current Enforcement Cases Ripley

Report date: 01/08/2022

Total Number of all Open Cases: 17

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

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

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

Ripley	Total cases for parish: 17
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- | | | |
|----------|--|---|
| 1 | <p>Case No: EN/18/00104</p> <p>Received: 23/04/2018</p> <p>Officer: Joanna Searle</p> <p>Location: Highlands Farm, Portsmouth Road, Ripley, GU23 6EY</p> <p>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</p> <p>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.</p> | <p>Case Status: Appeal Received</p> <p>Priority: Medium</p> |
| 2 | <p>Case No: EN/18/00232</p> <p>Received: 24/07/2018</p> <p>Officer: Lee Payne</p> <p>Location: Hampton House, High Street, Ripley, Woking, GU23 6AZ</p> <p>Description: Alleged non-compliance with approved application 14/P/00337</p> | <p>Case Status: Investigating</p> <p>Priority: Low</p> |
| 3 | <p>Case No: EN/19/00013</p> <p>Received: 14/01/2019</p> <p>Officer: Lee Payne</p> <p>Location: Hurst Farm, Portsmouth Road, Ripley, Woking, GU23 6EY</p> <p>Description: Alleged siting of mobile homes for residential purposes without planning permission</p> | <p>Case Status: Investigating</p> <p>Priority: Low</p> |
| 4 | <p>Case No: EN/19/00016</p> <p>Received: 17/01/2019</p> <p>Officer: Joanna Searle</p> <p>Location: Valentines Farm, Rose Lane, Ripley, Woking, GU23 6NE</p> <p>Description: Alleged that without planning permission;</p> <ul style="list-style-type: none"> - creation of a bund - Installation of hard surfacing - erection of a retaining wall - Land level changes | <p>Case Status: Investigating</p> <p>Priority: Medium</p> |

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		
17	Case No: EN/22/00265	Received: 28/07/2022	Case Status: Investigating
	Officer: Peter Muir		Priority: Medium
	Location: Valentines Farm, Rose Lane, Ripley, Woking, GU23 6NE		
	Description: Alleged unauthorised operational development linked to multiple deliveries of concrete to the site		



Enforcement Cases Closed Ripley

Report date: 01/08/2022

Actions since: 01/07/2022

Ripley

Total cases for parish: 1

1

Case No: EN/22/00252

Enforcement Officer: Peter Muir

Location: Manor Grove, Gambles Lane, Ripley, Woking, GU23 6HS

Description: Alleged unauthorised development consisting of the material change of use of the land to residential by the siting of caravans, and associated operational development to facilitate this.

Sign-Off Date:

Action Notes:

27/07/2022

As confirmed by site visit on 27 July 2022, there are no new caravans in the location. No breach of planning control has been established

Detail:

1

Application Number: 22/P/00547

Stat Start Date: 28/03/2022

App type: Full Application

Grid Ref: 504998 156687

Parish: Ripley

Agent: Lime Tree Designs, 23 Fieldway,
Lindfield, , RH16 2DD

Ward: Lovelace

Final Decision: Refuse

Decision Date: 18/07/2022

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 and removal of window on side elevation.

Conditions & Reasons

Reason for Refusal

The proposed dormer window, by virtue of its excessive size, width, height, depth and 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 and policy 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 2021, policies LNPH1 and LNPH3 of the Lovelace Neighbourhood Plan 2019-2023 and the Residential Extensions and Alterations Supplementary Planning Document (SPD) 2018.

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 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) 01, 02, 03, 04, 05, 06 and 09 and additional information received on 28/03/21 and 10/05/21.

<RichAppPlanNos>

21.07.22 18:42

Guildford Local Plan examination - introductory information (O)

**Guildford Local Plan: Development Management Policies (Local Plan Part 2)
Examination**

To all respondents to the Guildford Local Plan Development Management Policies consultation.

I understand from the records of Guildford Borough Council that, on behalf of your organisation, you have made representation(s) on the Development Management Policies plan which has now been submitted to the Planning Inspectorate for examination.

The Secretary of State has appointed Mr David Reed BSc DipTP DMS to conduct the examination into the legal compliance and soundness of the Plan and to report to the Council in due course.

I have been appointed as the Programme Officer responsible for assisting the Inspector with all aspects of the examination administration. I am independent of the Council, and work directly to the Inspector. All communications for him should be sent to me.

In due course I will be contacting you again giving details of the dates of the hearing sessions and venue, the Inspector's Guidance Notes for the examination, a draft programme for the hearings and a schedule of matters and issues to be discussed.

Documents relating to the submitted plan are available on the Council's website and this will be added to as the examination progresses. <https://www.guildford.gov.uk/localplanpart2exam>

In the meantime, information about compliance and soundness and the examination process in general is available from the Planning Inspectorate at <https://www.gov.uk/guidance/local-plans> and <https://www.gov.uk/government/publications/examining-local-plans-procedural-practice>

Please do not hesitate to contact me if you are unable to access the above internet links, or have any other queries.

Regards, Robert Young
Programme Officer
email: guildfordplan2exam@gmail.com

25.07.22 12:30

Public Consultation- Woking Town Centre Masterplan

Dear Sir or Madam,

Woking Borough Council are publishing the draft **Town Centre Masterplan** for public consultation between **25 July and 17 October 2022**.

The Masterplan will set a clear framework for development in the Town Centre. It will establish a vision for the town to enable sustainable development, deliver new homes, support a thriving retail and business environment and strengthen Woking's cultural and leisure offer. It will set out what Woking's skyline could look like by 2030 and provide developers with detailed guidance, including on building heights and density, as well as a range of other topics that are important to the Town Centre.

The Masterplan has a 'Site Specific Guidance' annexe which we are also consulting on. This analyses a number of sites in the Town Centre in greater detail and makes proposals for each site.

We would like to hear your views on the draft Town Centre Masterplan. Before telling us your views it's important that you read and understand the information available so you can give us your informed response. There are various ways you can find detailed information about the masterplan and provide your feedback:

Visit www.communityforum.woking.gov.uk where you'll find:

- a copy of the draft masterplan
- easy-to-read summaries of each part of the Masterplan
- interactive maps allowing you to leave your feedback.

Alternatively, access the draft masterplan on <https://www.woking2027.info/supplementary/towncentremasterplan>

Come to evening roadshows (6pm to 8.30pm) to be held in Byfleet (28 July), Sheerwater (3 August), Goldsworth Park (8 August), Westfield (9 August) and the Town Centre (17 August), or two virtual Q&A sessions on 2 August and 1 September; for details, please visit www.communityforum.woking.gov.uk or ring us on 01483 743871.

Visit our town centre hub located along Mercia Walk in the Town Centre, where visitors will find detailed information on each of the topic areas. Opening on Saturday 20 August, the hub will be open on specific days throughout September. Officers will also be on hand to answer questions on specific topics. For opening times and dates, visit www.communityforum.woking.gov.uk

Hard copies of the draft Masterplan documents are also available for inspection at the following venues:

- Woking, Byfleet, West Byfleet and Knaphill libraries. Please see www.surreycc.gov.uk/libraries for library addresses and opening times.
- Woking Borough Council, Civic Offices, Gloucester Square, Woking, GU21 6YL. Monday to Friday 9am – 4.45pm.

To give us your response to the Masterplan:

- Complete a questionnaire form at www.communityforum.woking.gov.uk;
- Use our 'pin-drop' map which is linked in each topic section on that webpage; or
- Submit a written representation via email to Planning.Policy@woking.gov.uk or by post to Planning Policy, Woking Borough Council, Civic Offices, Gloucester Square, Woking, Surrey, GU21 6YL

All responses must be received by **5pm on the 17 October 2022**.

Please be aware that all comments will be made publicly available and identifiable by name and organisation. Any other personal information provided will be processed by Woking Borough Council in line with the Data Protection Act 1998.

If you have any questions on any of the documents, or wish to be removed from or update your details on the Planning Policy contact list, please do not hesitate to contact the Planning Policy Team on **01483 743871** or email us at planning.policy@woking.gov.uk.

Yours sincerely,

Ernest Amoako
Planning Policy Manager

26.07.22 09:30

NALC Short Term Holiday Lets Policy Consultation

Dear Clerk

I hope you are well.

NALC will be responding to the DCMS consultation on short term holiday lets in September and would be grateful if you could please respond to the attached consultation by **5pm on Tuesday 30th August**. Please send your responses to chris.borg@nalc.gov.uk

Kind regards,

Anna

Surrey ALC Limited

Phone 03303 450596

Website www.surreyalc.co.uk

9 Pound Lane, Godalming, Surrey, GU7 1BX

Company no 8492509 registered in England

18 JULY 2022

PC6-22 | SHORT TERM HOLIDAY LETS

Summary

The Department for Culture, Media and Sport (DCMS) has recently launched a consultation into short term holiday lets. The aim of the consultation is to garner potential solutions, including measuring regulation, to fix the problems caused across England by short term property lettings.

The main consultation document can be downloaded [here](#) . The consultation closes at DCMS on 21 September 2022.

Context

The consultation seeks insight on:

- changes and growth in the short-term letting market.
- benefits of short term lets.
- challenges, including compliance with the existing regulatory framework and housing and community impacts.
- the impact of potential policy responses.

NALC will be responding to this consultation as many coastal local councils and several rural local councils will have an interest in feeding in their own experiences over the summer period of the problems caused by short term holiday lets.

NALC's current policy positions

NALC will be arguing very strongly to DCMS that any review of regulation or other solutions surrounding short term holiday lets must include mandatory registration and strengthened legislation to bring AirBnB under the same ambit of regulation as other landlord systems. Powers of local inspection and monitoring must be delegated to local planning authorities to achieve this. However, recognising that planning departments have been severely depleted and under much strain in recent years, it will be necessary to ensure that they are properly resourced in order to take on this extra task.

Consultation Questions

The main consultation questions NALC will be responding to in this consultation are as below and NALC seeks the views of county associations and member councils in response to these questions to help inform its own submission to DCMS:

Effect on labour supply

Q6. Do you consider the increase in short term and holiday letting in England to have had adverse consequences in the housing market?

Option 1 Yes this is a major problem

Option 2 Yes but this is only a minor problem

Option 3 No there is no problem

Please provide evidence in brief to supplement your response.

Noise, anti-social and other nuisance behaviour by guests

Q7. Do you consider noise, anti-social or other nuisance behaviour in other short term or holiday lets in England to be a problem?

Option 1 Yes this is a major problem

Option 2 Yes but this is only a minor problem

Option 3 No there is no problem

Please provide evidence in brief to supplement your response.

Impact on local communities and residents

Q.8 Aside from the impacts on housing and incidents of anti-social/nuisance behaviour, do you consider the increase in short-term and holiday letting in England to have had other adverse impacts on local communities and residents?

- **Option 1 - Yes**
- **Option 2 - No**

Please provide evidence in brief to supplement your response.

Potential impacts

Q9. Which of the following do you consider to be the most appropriate form of response in the short-term letting market?

1 - Do nothing

2 - Provide more information to the sector

3 - Develop a self-certification registration scheme

4 - Develop a registration scheme with light-touch checks

5 - Develop a licencing scheme with physical checks of the premises

Please provide evidence in brief to supplement your response.

6 - Regulatory alternative to a registration system, such as extension of the Deregulation Act 2015

Question 10: What do you consider to be the costs and associated burdens of these options, who would bear the costs and how might they be mitigated?

Supplementary question

Does you have any interest in being part of the registration or monitoring process for short term holiday lets?

Your evidence

Please email your responses to this consultation to chris.borg@nalc.gov.uk by 17.00 on Tuesday 30 August 2022. County associations are asked to forward this briefing onto all member councils in their area.

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