



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

30th August 2022

To: Members of the Planning & Environment Committee

PLANNING & ENVIRONMENT COMMITTEE MEETING on MONDAY 5th SEPTEMBER 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 15.08.2022.

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/01175

Location: Land at Wisley Airfield, Hatch Lane, Ockham, GU23 6NU.

Proposal: Planning permission for a Hybrid planning application for part of a new settlement and Suitable Alternative Natural Greenspace (SANG) (within LPSS Policy A35 Allocation) with new vehicular and pedestrian/cyclist accesses, comprising:

a) Full Planning Application incorporating;

i. a realigned section of the proposed Wisley Lane Diversion, to include a roundabout with a stub road as the primary access to serve the new settlement from Ockham Interchange;

- ii. a road junction access into the proposed employment area from the proposed Wisley Lane Diversion;
- iii. a new road junction as a secondary access to serve the new settlement from Old Lane;
- iv. SANG and associated infrastructure, including SANG car parks.
- v. Restricted access from Ockham Lane

b) Outline Planning Application (all matters reserved) for the phased development of part of a residential-led, new settlement comprising up to 1,730 dwellings (Class C3 use), 8 gypsy and travellers pitches, up to 100 units of housing for older people (Class C2 use), a mixed-use commercial local centre with public square, community hub and employment area alongside other commercial mixed-use neighbourhood centres located throughout and an employment area, (Classes E, F2(b), B2/B8, and sui-generis uses subject to specific planning permissions), a secondary school, a primary school, (Class F1(a)), up to 2 nurseries, (Class E (f)), also incorporating green infrastructure (including parks, neighbourhood greens and sports pitches (Class F2(c) and associated pavilion (Classes E(b) and (d), F2(b))), SANG other infrastructure, (Class E(b)), part of Wisley Lane Diversion between Ockham Interchange roundabout and realigned section of Wisley Lane Diversion, a vehicular / cycle / pedestrian sustainable transport corridor (linking the proposed Wisley Lane Diversion roundabout to Old Lane) and associated infrastructure and earthworks at land at the former Wisley Airfield (with construction access from Ockham Interchange and Elm Corner).
 Contact: Hannah Yates hannah.yates@guildford.gov.uk
 Closing date: 03.10.2022

22/P/01269

Location: 5 Heath Rise, Ripley, GU23 6ET.
 Proposal: Erection of a single storey rear extension following demolition of the existing rear outbuilding.
 Contact: Julia Kapciak julia.kapciak@guildford.gov.uk
 Closing date: 08.09.2022

22/P/01313

Location: 15 Grove Heath North, Ripley, GU23 6EN.
 Proposal: Erection of single storey rear extension.
 Contact: Julia Kapciak julia.kapciak@guildford.gov.uk
 Closing date: 09.09.2022

EN/18/00104

APP/Y3615/C/3238790

Location: Highlands Farm, Portsmouth Road, Ripley, GU23 6EY.
 Alleged Breach: Without planning permission, the material change of use of the land from a nil use to the mixed use of the land for residential purposes, through the stationing of a park home and the use of the land and buildings for non-agricultural storage, including but not limited to the storage of motor vehicles.
 Without planning permission; the construction of two steel portal-framed buildings labelled A and B on Plan 2 attached to the Notice; the laying of concrete hardstanding hatched in black on Plan 2; the construction of retaining walls cross-hatched in green on Plan 2 attached to this notice; the construction of breeze block planters shown cross-hatched in red of Plan 2 attached to this notice and the construction of tracks cross-hatched in black on Plan 2 attached to this notice.
 Contact: Joanna Searle planningappeals@guildford.gov.uk

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: *Have your say in our on-street parking review*
- iii) Correspondence: *Proposal for the re-development of Cothelstone and Fieldfares, Clandon Road, Send, to deliver a new purpose-built care home for the elderly frail in need of high dependency care.*
(Details available at: <https://www.aspire-lpp.co.uk/cothelstone-court-consultation>)
- iii) Correspondence: *EN/19/00016 – Land Known as Valentines Farm, Rose Lane, Ripley.*
- iv) Correspondence: *T – W latest Application 22/P/01175.*
- v) Correspondence: *Polesden Lane.*
- vi) Former Wisley Airfield Community Liaison Group.
- vii) Community Land Trust.

8. DATE OF THE NEXT P&E COMMITTEE MEETING

Monday 26th September 2022 at 1800hrs at Victory House.

MINUTES of RIPLEY PARISH COUNCIL PLANNING & ENVIRONMENT COMMITTEE MEETING held on MONDAY 15th AUGUST 2022 at 1800HRS at VICTORY HOUSE

Present: Cllr Rowland Cornell (Chairman)
Cllr Simon Moxon
Cllr Suzie Powell-Cullingford
Cllr Vernon Wood
Jim Morris, Clerk of the Council

P&E 023/22 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllr Richard Ayears, Cllr Sarah Gill, and Cllr Peter Shoesmith.

P&E 024/22 DISCLOSURES OF INTEREST

No disclosures of interest were received.

P&E 025/22 MINUTES

The Minutes of the meetings held on Monday 25th July 2022 were received, confirmed, and signed as a true and correct record by the Chairman.

P&E 026/22 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.**

Application for a minor variation to a premises or club certificate. Licensing Act 2003.

Location: Distillers of Surrey, Ripley.

Proposal: To remove 'by appointment only' [from the Premises Licence].

Contact: regulatoryservices@guildford.gov.uk

Ripley Parish Council supports Distillers of Surrey's application for a minor variation to its premises certificate.

APP/B3600/C/22/3302912

Site Address: Land lying to the West and the South of The Paddock, Rose Lane, Ripley, GU23 6NE.

Appeal: Planning Enforcement Appeal Pursuant to Section 174.

Contact: mwcd@surreycc.gov.uk

Ripley Parish Council fully supports Surrey County Council's Enforcement Notice on the Rose Lane site. Change of use has clearly been undertaken without recourse to full planning permission. Surrey County Council has stated its case clearly and unequivocally, and the four Grounds of Appeal should be dismissed at the earliest opportunity.

P&E 027/22 PLANNING ENFORCEMENT, APPEALS, & DECISIONS

Members received and considered the list of open enforcement cases in the parish. One case had been closed, with a further one closed on 11th August 2022. Members received and considered decisions and informatives for Planning Application ref 22/P/00547.

P&E 028/22 PLANNING & ENVIRONMENT INFRASTRUCTURE SUB-COMMITTEE

Cllr Ayears had been attempting to arrange a date for a meeting between Ripley Parish Council, Surrey County Council, National Highways, and Taylor Wimpey for October 2022.

P&E 029/22 PLANNING & ENVIRONMENT

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

i) HMP Send presentation from Mark Jackson of Cushman & Wakeman. Mark Jackson had not responded to the council's invitation to attend a Planning & Environment Committee meeting.

It was RESOLVED: That the item be noted.

ii) Correspondence: *Guildford Local Plan examination – introductory information.*

It was RESOLVED: That the item be reviewed at a future meeting.

iii) Correspondence: *Public Consultation - Woking Town Centre Masterplan.*

It was RESOLVED: That the item be noted.

iv) Correspondence: *NALC Short Term Holiday Lets Policy Consultation.*

It was RESOLVED: That the item be noted.

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

It was RESOLVED: That the item be noted.

vi) Community Land Trust. No updates were available.

It was RESOLVED: That the item be noted.

P&E 030/22 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 5th September 2022.

The meeting closed at 1830hrs

Date:

Chairman



Date: 19 August 2022

Dear [REDACTED]

**GUILDFORD BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (as amended)
PLANNING (LISTED BUILDING & CONSERVATION AREAS) ACT 1990 (as amended)
THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
REGULATIONS 2017 (as amended)**

Application Reference: **22/P/01175**

Location: **Land At Wisley Airfield, Hatch Lane, Ockham, GU23 6NU**

Please be advised that the Local Planning Authority of Guildford Borough Council has received the following application.

Planning permission for a Hybrid planning application for part of a new settlement and Suitable Alternative Natural Greenspace (SANG) (within LPSS Policy A35 Allocation) with new vehicular and pedestrian/cyclist accesses, comprising:

- a) Full Planning Application incorporating; i. a realigned section of the proposed Wisley Lane Diversion, to include a roundabout with a stub road as the primary access to serve the new settlement from Ockham Interchange; ii. a road junction access into the proposed employment area from the proposed Wisley Lane Diversion; iii. a new road junction as a secondary access to serve the new settlement from Old Lane; iv. SANG and associated infrastructure, including SANG car parks. v. Restricted access from Ockham Lane
- b) Outline Planning Application (all matters reserved) for the phased development of part of a residential-led, new settlement comprising up to 1,730 dwellings (Class C3 use), 8 gypsy and travellers pitches, up to 100 units of housing for older people (Class C2 use), a mixed-use commercial local centre with public square, community hub and employment area alongside other commercial mixed-use neighbourhood centres located throughout and an employment area, (Classes E, F2(b), B2/B8, and sui-generis uses subject to specific planning permissions), a secondary school, a primary school, (Class F1(a)), up to 2 nurseries, (Class E (f)), also incorporating green infrastructure (including parks, neighbourhood greens and sports pitches (Class F2(c) and associated pavilion (Classes E(b) and (d), F2(b))), SANG other infrastructure, (Class E(b)), part of Wisley Lane Diversion between Ockham Interchange roundabout and realigned section of Wisley Lane Diversion, a vehicular / cycle / pedestrian sustainable transport corridor (linking the proposed Wisley Lane Diversion roundabout to Old Lane) and associated infrastructure and earthworks at land at the former Wisley Airfield (with

construction access from Ockham Interchange and Elm Corner).

This application is accompanied by an Environmental Statement.

Case Officer: Hannah Yates

The application, together with the plans, the Environmental Statement (and associated non-technical summary) and all other documents submitted may be examined at

<https://www2.guildford.gov.uk/publicaccess>.

If you are unable to view the application electronically, it can also be inspected (digitally) at the Guildford Borough Council Offices, Millmead House, Guildford, GU2 4BB between 8:30am and 5pm Monday to Thursday and 8:30am to 4:30pm on Friday.

Digital or paper copies of the Environmental Statement may also be purchased directly from the applicant Environmental Planning team at Stantec:

Tel: 020 7446 6888; IEPenquiries@bartonwillmore.co.uk

As the application has been submitted during the summer holiday season the Council has decided to extend the normal consultation period. Representations should be made in writing and submitted to the Council **on or before 3 October 2022** via the following methods:

- online: <https://www2.guildford.gov.uk/publicaccess> (This is the strongly preferred method of submitting observations); or

- if observations cannot be submitted online, they may be sent in writing to Planning Services, Guildford Borough Council, Millmead House, Guildford GU2 4BB.

Please Note:

Your comments will be placed on our website and made publicly available, meaning they cannot be treated as confidential. Please ensure that you only provide us with information that you are happy to publicly share.

Commenting Guidance

- Please quote the reference number and your full postal address on any correspondence
- Please do not submit any photographs as we are not permitted to publicly share these for personal privacy reasons
- We must receive your comments **on or before 3 October 2022**
- Please note that letters of representation are not acknowledged and individual points will not receive a response
- When making your comments, please note that the case officer must only consider planning matters when making their recommended decision

Yours sincerely



Daniel Ledger
Interim Head of Place



GUILDFORD
B O R O U G H

www.guildford.gov.uk

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

Date: 18 August 2022

Dear Mr. Morris,

Reference: 22/P/01269

Location: 5 Heath Rise, Ripley, Woking, GU23 6ET
Proposal: Erection of a single storey rear extension following demolition of the existing rear outbuilding.
Contact : Julia Kapciak (Direct Line 01483 505050, EMail julia.kapciak@guildford.gov.uk) planningenquiries@guildford.gov.uk

I would be grateful if you could let me have your views, 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: 19 August 2022

Dear Mr. Morris,

Reference: 22/P/01313

Location: 15 Grove Heath North, Ripley, Woking, GU23 6EN
Proposal: Erection of single storey rear extension.
Contact : Julia Kapciak (Direct Line 01483 505050, EMail
julia.kapciak@guildford.gov.uk) planningenquiries@guildford.gov.uk

I would be grateful if you could let me have your views, 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

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

Date : 23 August 2022
Our Ref : EN/18/00104
Appeal Ref : APP/Y3615/C/3238790

Dear Mr. Morris,

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

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

Appeal Start Date: 16/04/2020

I am writing to advise you that the Secretary of State has instructed one of their Inspectors, , to visit the Council Offices to hold a Public Inquiry. The Public Inquiry will be held in the Council Offices, Millmead House, Millmead, Guildford, GU2 4BB at 10.00am on 27/09/2022 and is scheduled to last for 7 days.

You may attend the Public Inquiry and, should you wish to do so, speak to voice your views. This is at the discretion of the Inspector.

You are also able to attend virtually and to do so you will need to email planningappeals@guildford.gov.uk with your request and we can provide you with the details for the online meeting.

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

Public car parking is available nearby. Entrance to the Public Inquiry is via the Main entrance to Millmead House

A copy of the decision will be published on the Planning Portal in due course.

If you, or anyone you know, has a disability and is concerned about facilities at the Hearing, please contact us via planningenquiries@guildford.gov.uk or 01483444609 who will be able to help you.

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

Yours sincerely,

Joanna Searle
Senior Specialist - Planning Enforcement

Detail:

1

Application Number: 22/P/00564**Stat Start Date:** 25/04/2022**App type:** Full Application**Grid Ref:** 505032 156636**Parish:** Ripley**Agent:** Construction Investment
Management, 14 Potters Lane,
Send, Woking, GU23 7AF**Ward:** Lovelace**Final Decision:** Withdrawn**Decision Date:** 15/08/2022**Decision Level:** Delegated**Location:** 8 Perseverance Cottages, High Street, Ripley, Woking, GU23 6AG**Proposal:** Construction of open porch to front entrance, single storey rear extension to form new orangery, conversion of roof space to form habitable accommodation including front and rear dormer and changes to fenestration.

No Conditions / Reasons / Informatives

Mr Jim Morris
Ripley Parish Council
Victory House
High Street
Ripley
GU23 6AF

Email Mark.jackson@cushwake.com
Direct 0121 697 7227

20th July 2022

Dear Mr Morris,

PROPOSED DEVELOPMENT AT HMP SEND, RIPLEY ROAD, RIPLEY, WOKING, GU23 7LJ

We would like to engage with representatives from Ripley Parish Council to explain a proposal to be submitted on behalf of the Ministry of Justice acting for Her Majesty's Prison and Probation Service at HMP Send, which is a secure women's prison.

We have recently engaged with Guildford Borough Council in formal pre-application discussions regarding the development of four two-storey houseblocks at the prison site together with some associated ancillary works. HMP Send is a secure women's prison in the closed estate. The proposed 'open' houseblocks would be outside of the secure boundary and will be used to prepare women who are close to their end of their sentences for life beyond prison.

Guildford Borough Council has provided advice in respect the design of the houseblocks and we are in continued dialogue with them on this. The Council has confirmed that the proposals are acceptable in principle. A plan is attached showing the location of the proposed new houseblocks together with elevations of the building. Each houseblock has 25 single bedrooms.

Next Steps

Before we progress with these proposals, we would welcome the opportunity to discuss them further with representatives from the Parish Council to ensure your views are considered and to explain to you the benefits of the scheme prior to a planning application being made to the Borough Council. We would therefore be grateful if you could consult with members of the Parish Council and advise how you would prefer the information to be provided. We can provide further written material and/or meet with you to explain the proposal in further detail.

In due course we will write to local residents and provide information on the proposal in order to seek their comments in advance of submission of the planning application. Your local knowledge will be of assistance in order to make sure we contact all key stakeholders.

We will also be contacting West Clandon Parish Council, as well as local ward councillors from Guildford Borough Council.



If you require further information, please do not hesitate to contact me.

Yours sincerely

Mark Jackson **MRTPI**

Partner, Development & Strategic Advisory

Enc.

12.08.22 15:40

Have your say in our on-street parking review

We are reviewing our on-street parking in partnership with Surrey County Council. We are asking local residents and businesses to tell us what they think of our proposals affecting 27 locations.

Areas with new parking controls are:

- The Town Centre Controlled Parking Zone
- Town area
- Parish areas

We have made the way you can share your views on parking proposals easier. You can now have your say on the 27 proposals online and in one place.

During the first stage we were exploring on-street parking issues and opportunities. The Guildford Joint Committee saw these at meetings in November 2020 and March 2021.

Changes need to improve present issues but also prevent them moving elsewhere. We need to balance this without being too restrictive to other residents and road users.

Ways to view the proposal documents:

You can see the full list of locations and the proposals on our website. [Parking Formal Advertisement - List of affected roads and proposed changes to controls](#)

You can also visit The Parking Office at Guildford Borough Council. This is in Bedford Road, Guildford. Please make an appointment with us to view the following documents, free of charge:

- the draft order with plans that show the details of the proposed controls
- a statement of the council's reasons for proposing the order
- the existing consolidation orders (as amended)

Appointments are available between 9.00am and 4.30pm Monday to Friday. To make an appointment, please phone our customer services team on 01483 505050.

You can also view the documents at:

- Guildford Library in North Street, Guildford
- Ash Library in Ash Street, Ash
- Horsley Library on Station Parade West, East Horsley

Link to survey: <https://www.smartsurvey.co.uk/s/parking/>

Mr Morris
Victory House, High Street
Ripley
GU23 6AF

12th August 2022

Dear Mr Morris,

PROPOSAL FOR THE RE-DEVELOPMENT OF COTHELSTONE AND FIELDFARES, CLANDON ROAD, SEND TO DELIVER A NEW PURPOSE-BUILT CARE HOME FOR THE ELDERLY FRAIL IN NEED OF HIGH DEPENDENCY CARE.

I hope this letter finds you well. I am writing to share with you Aspire LPP's proposal to deliver a new, purpose-built and high-quality care home for the elderly frail in need of high dependency care.

Aspire LPP is a specialist care home delivery company focused on bringing forward bespoke care homes for some of the most revered care home operators in the country. Our care homes are tailored to the operational requirements of the care operators, to ensure that the quality of care and living environment for residents is exceptional. Our in-house architecture team strive to design properties that are in-keeping with the architecture and character of the local area.

It is well documented that across the country we are facing an ageing population and this has significant implications for the delivery of housing options for the elderly. The West Surrey SHMA Guildford Addendum Report 2017 (this being Guildford Borough Council's own assessment of housing needs) identified a need for 23 bed care home spaces every year in the Borough. Carterwood, the leading care sector data and analysis specialists, have provided a more localised assessment of the need using a 3-mile catchment area around the proposed new care home site. This analysis shows 226 market standard bed spaces are needed. This figure takes account of forthcoming additional supply from the redevelopment of The Old Hall Care Home.

Please go to the web address <https://www.aspire-lpp.co.uk/cothelstone-court-consultation> to review the proposals and there is a comment box on the website where you can leave any feedback you may have.

A full set of technical documents will be prepared to support a planning application, intended to be submitted in September 2022. This documentation will be available for you to review online and, once the application is submitted, you will have the opportunity to formally comment on the proposals on the Guildford Borough Council website.

Yours faithfully,



Ryan Nicholls
Associate Planning Director, Aspire LPP

25.08.22 15:39

EN/19/00016 – Land Known as Valentines Farm, Rose Lane, Ripley [UNC]

EN/19/00016 – Land Known as Valentines Farm, Rose Lane, Ripley

I write to advise an enforcement notice has now been served in relation to the above property. The notice relates to the following breaches of planning control:

- (i) Without planning permission an engineering operation consisting of the construction of a bund/raised earth platform;
- (ii) Without planning permission an engineering operation comprising changes to the levels of the ground, construction of a wall and fence and the laying of materials to create a hard-surfaced raised area;
- (iii) Without planning permission, operational development consisting of the installation of two structures;
- (iv) Without planning permission, an engineering operation consisting of the construction of a track.

The notice seeks the removal of the above unauthorised development and seeks to return the land to its previous condition. The notice will take effect on the 1st October 2022, unless an appeal is lodged. Compliance is due 6 months after the notice take effect.

I trust the above is of assistance to you.

Kind regards

Joanna

Joanna Searle
Senior Specialist - Planning Enforcement
Environment and Regulatory Services

[Guildford Borough Council](#)

27.08.22 11:48

T - W latest Application 22/P/01175

Hello Jim

On the above matter, can you tell me whether the above referenced LPA from T - W has been discussed yet by the RPC?

I'd like to think that they would have reservations on the App., and will object accordingly.

If that is, or is likely to be so, then WAG and VAWNT should be distributing a pro forma for objectors. This will be necessary as the documentation for this App., is tediously copious and deliberately convoluted. One aspect struck me immediately about the LPA - that it's described as an Hybrid App. This means as I'm sure you are aware, that they're trying to fold in contentious issues already applied for, but were refused P.P. first time round. For example the 'stub end' RAB and Wisley Lane diversion works Applications (/01708/9/01582) - all these have been refused already, one twice over.

I know that the LGO C.O. and GBC legal people worked overtime for the developer to get /01175 admissible. However, I can't get a sensible answer from anyone as to why they should allow what is clearly a second bite at the cherry; may be you might help on this?

One thing that will help massively is a contribution to the fund raising which WAG have advertised; could this be put to the Parish Council?

Not by way of an aside, you may have noticed National Highways have started the carnage prep for the J10/M25/A3 RIS2 scheme. The Development Consent Order ushering in this and any development App., for FWA - care of Shapps at the M.o.T, - had as a mandatory DCO condition, 40 Hectare's of Natural Habitat and SANG to compensate for the 40 that'll disappear under asphalt and concrete. Shapps has just cancelled this, autocratically saying it's not necessary now: that's after the crucial acceptance of the DCO by interested parties such as Surrey Wildlife Trust, English Nature, RHS, SCC et al. These IP's had good faith that the M.o.T would abide by the agreement but now have been duped. It struck me that this little piece of deceit might be of interest to your colleagues at XR?

Anyhow I'll leave you with all this and if the RPC can show support it will be gratefully received.

Fraternally: JB.

30.08.22 11:04

Polesden Lane

**To Ripley Parish Council
Colin Cross**

Re: Polesden Lane

You will be aware that we have been petitioning SCC Highways to have our lane re tarmacked due to the horrendous condition of the lane.

We have had success in this regard and SCC have provisionally booked the 7th and 8th November to undertake this work - see attached. We appreciate any help you have given us in achieving this.

However, about 20 years ago SCC put bollards along the lane to stop vehicles damaging and eroding the banks either side of the lane. Over the years the majority of these bollards have been destroyed by vehicles and are in desperate need of replacing to avoid any further erosion, which is continually happening.

We have petitioned SCC to undertake this work and it would make sense to do it at the same time as the re tarmacking thereby helping reduce access problems for vehicles and more importantly time and money by SCC if they had to do it at an alternative time.

We would please request that you contact SCC Highways to support our request and help us get the bollards reinstated. SCC clearly felt the need for them previously and the continued erosion of the banks can only reinforce the need for their replacement.

We have logged the issue with SCC Highways on reference numbers 2326803 and 2326820. Time is short for SCC to agree to include the bollards into the work to be carried out on the 7th and 8th November so we would appreciate quick action on this issue.

I hope you appreciate the need for this work to be carried out. If there is any further information you need, please do not hesitate to contact me. I would also appreciate it if you could let me know what action you have taken.

Many thanks for your time in this matter.

Chris Lee
Chair
Polesden Lane Residents Association