



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

17th May 2023

To: Members of the Planning & Environment Committee

PLANNING & ENVIRONMENT COMMITTEE MEETING on WEDNESDAY 24th MAY 2023 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. PUBLIC QUESTIONS

To **RECEIVE** and **CONSIDER** questions from members of the public.

4. MINUTES

To **RECEIVE** and **SIGN** as a correct record the Minutes of the Planning & Environment Committee meeting held 17.04.2023.

5. 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

23/P/00417

Location: Land adjacent to Ockham Lane, GU23 6NT.

Proposal: Outline application for construction of up to 70 new homes (C3), the formation of a new means of access onto Ockham Lane, new footpaths and cycle routes, the creation of areas of open space, including play space and allotments, new surface water drainage, new landscaping and habitat creation, ground works and other infrastructure.

This application is accompanied by an Environmental Statement.

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

Closing date: 26.05.2023 (extension)

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 Sustainable 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; a new road junction as a secondary access to serve 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 and other infrastructure (Class E(b)), part 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: 26.05.2023 (extension)

23/P/00653

Location: Rio House, High Street, Ripley, GU23 6AE.

Proposal: Application for the alteration of interior to convert offices to 2 two bedroom flats together with the formation of a new entrance doorway.

Contact: Oliver Horne oliver.horne@guildford.gov.uk

Closing date: 26.05.2023 (extension)

23/P/00654

Location: Rio House, High Street, Ripley, GU23 6AE.

Proposal: Listed Building Consent for the alteration of interior to convert offices to 2 two bedroom flats together with the formation of a new entrance doorway.

Contact: Oliver Horne oliver.horne@guildford.gov.uk

Closing date: 26.05.2023 (extension)

23/P/00484

Location: JA Richardson, High Street, Ripley, GU23 6AQ.

Proposal: Certificate of Lawfulness for an existing use to establish whether the existing premises is a use falling within Class E of the Use Classes Order 1987 (as amended) and the use of the ancillary ground and first floor accommodation for the primary purpose falling within Class E is lawful.

Contact: Victoria Bates victoria.bates@guildford.gov.uk

Closing date: 26.05.2023 (extension)

23/P/00480

Location: Teulon House, High Street, Ripley, GU23 6AY.

Proposal: Erection of acoustic enclosures at ground level at rear of existing retail unit, to contain condenser units.

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

Closing date: 26.05.2023 (extension)

23/P/00512

Location: Teulon House, High Street, Ripley, GU23 6AY.

Proposal: Installation of new shopfront incorporating signage. Dual app.

Contact: Sakina Khanbhai sakina.khanbhai@guildford.gov.uk
Closing date: 26.05.2023 (extension)

23/P/00703

Location: Teulon House, High Street, Ripley, GU23 6AY.

Proposal: Display of externally illuminated fascia signage on shopfront, wall sign and hanging sign. Dual app.

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

Closing date: 26.05.2023 (extension)

23/P/00579

Location: Orchard House, 2 Milestone Close, Ripley, GU23 6EP.

Proposal: Proposed two storey rear extension and new front porch with changes to fenestration and velux roof window.

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

Closing date: 26.05.2023

6. PLANNING ENFORCEMENT, APPEALS, & DECISIONS

To RECEIVE and CONSIDER reports on current Planning Enforcement cases and Planning Application decisions and informatives.

7. PLANNING & ENVIRONMENT INFRASTRUCTURE SUB-COMMITTEE

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

- i) National Highways – M25 J10/A3 Wisley Interchange Improvement Scheme update.
- ii) National Highways – A3/A247 Ripley South update.

8. PLANNING & ENVIRONMENT

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

- i) Correspondence: *Electric Cars Chargers*
- ii) Correspondence: *Residents only track*
- iii) Correspondence: *Animal Activity Licence Policy Consultation*

9. DATE OF THE NEXT P&E COMMITTEE MEETING

Wednesday 14th June 2023 at 1800hrs at Victory House.



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

MINUTES of RIPLEY PARISH COUNCIL PLANNING & ENVIRONMENT COMMITTEE MEETING held on WEDNESDAY 19th APRIL 2023 at 1800HRS at VICTORY HOUSE

Present: Cllr Rowland Cornell
Cllr Sarah Gill
Cllr Suzie Powell-Cullingford
Cllr Peter Shoemsmith (Chairman)
Cllr Vernon Wood
Jim Morris, Clerk of the Council
Two members of the public

P&E 102/22 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllr Richard Ayears.

P&E 103/22 DISCLOSURES OF INTEREST

Cllr Powell-Cullingford disclosed an interest in Planning Application ref 23/P/00391. Cllr Powell-Cullingford owned land adjacent to the proposed development site.

P&E 104/22 PUBLIC QUESTIONS

A member of Send Parish Council addressed the Committee on matters regarding Planning Application ref 23/N/00019. Both Ripley and Send Parish Councils had been notified of a non-material amendment to the Conditions attached to approval given to Planning Application ref 19/P/02223, regarding the undergrounding of electricity cables and resiting of pylons at the site. Further investigation had indicated that the parish councils had been notified due to an 'administrative error', and the non-material amendment had been approved by the Case Officer.

RESPONSE: Members noted the information. Cllr Powell-Cullingford observed that proposals to move electricity pylons at the site would have a negative impact on some residents in Kiln Lane. Planning Application ref 23/N/00019 was due to be considered at Agenda item 5.

A member of the public introduced themselves as a newly elected member of the council, due to take office on 9th May 2023.

RESPONSE: Members welcomed the parishioner to the meeting.

P&E 105/22 MINUTES

The Minutes of the Extra-Ordinary Planning & Environment Committee meeting held on Tuesday 4th April 2023 were received, confirmed, and signed as a true and correct record by the Chairman.

P&E 106/22 PLANNING APPLICATIONS

The Planning & Environment Committee considered the following planning applications, formulated the following observations and **RESOLVED: That the agreed comments of the Planning & Environment Committee be forwarded to Guildford Borough Council (GBC) and reported to the Ripley Parish Council meeting scheduled to be held on Thursday 29th June 2023.**

23/N/00019

Location: Land at Garlick's Arch, Send Marsh/Burnt Common, Portsmouth Road.

Proposal: Non-material amendment of planning application 19/P/02223 approved 01/06/22 to change the wording of condition 39.

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

Ripley Parish Council objects to the lack of consultation on matters regarding the Garlick's Arch development under Planning Application ref 19/P/02223. The council Chairman, Cllr Suzie Powell-Cullingford, has previously corresponded with GBC's Joint Strategic Director for Transformation & Governance on the matter of pylons at the Garlick's Arch site, and was assured that the parish council would be consulted on any matters to do with the site.

23/P/00391

Location: The Kilns, 2 Portsmouth Road, Ripley, GU23 6EZ.

Proposal: Certificate of Lawfulness for a proposed development to establish whether a pool house would be lawful.

Contact: Holly Craig holly.craig@guildford.gov.uk

Ripley Parish Council has doubts that a proposed development of such apparent scale would be lawful without seeking full planning permission. Planning Application ref 22/P/01552, for a different scheme at the same site, was recently refused as: "The proposed development would be situated on previously developed land and would have a greater impact on openness to the Green Belt than the existing development. This would constitute inappropriate development in the Green Belt which is harmful by definition. No very special circumstances have been identified that would clearly outweigh this harm. The proposal is therefore contrary to policies P2 of the Guildford Borough Local Plan: Strategy and Sites 2015-2034, LNPH1 of the Lovelace Neighbourhood Plan 2019 - 2034 and the requirements of the National Planning Policy Framework (NPPF 2021)."

23/P/00459

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

Proposal: Replacement of 4 no. sets of box sash windows and 1 no. set of French doors and replacement of lantern rooflight.

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

Ripley Parish Council supports Planning Application ref 23/P/00459.

23/P/00417

Location: Land adjacent to Ockham Lane, GU23 6NT.

Proposal: Outline application for construction of up to 70 new homes (C3), the formation of a new means of access onto Ockham Lane, new footpaths and cycle routes, the creation of areas of open space, including play space and allotments, new surface water drainage, new landscaping and habitat creation, ground works and other infrastructure.

This application is accompanied by an Environmental Statement.

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

Ripley Parish Council seeks an extension to the deadline for comment on Planning Application ref 23/P/00417.

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 Sustainable 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; a new road junction as a secondary access to serve 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 and other infrastructure (Class E(b)), part 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

Ripley Parish Council seeks an extension to the deadline for comment on Planning Application ref 22/P/01175.

P&E 107/22 PLANNING ENFORCEMENT, APPEALS, & DECISIONS

Members received and considered current Planning Enforcement cases in the parish. Two cases had been closed. A query was raised over Case ref EN/21/00135, which stated that a Planning Application had been received.

Members received and considered decisions and informatives on Planning Application refs: 19/P/01126; 22/P/01552; 22/P/01679; and 23/P/00200.

Appeal Decision ref APP/Y3615/W/22/3306706 was also considered.

It was RESOLVED: That the reports be noted.

P&E 108/22 PLANNING & ENVIRONMENT INFRASTRUCTURE SUB-COMMITTEE

i) National Highways – M25 J10/A3 Wisley Interchange Development Consent Order update. Jonathan Wade of National Highways had been booked to provide an update in person at the forthcoming Annual Parish Meeting.

It was RESOLVED: That the report be noted.

ii) National Highways – A3/A247 Ripley South update. It was thought that National Highways was considering the addition of north-facing slip roads at Burnt Common highly unlikely at present.

It was RESOLVED: That the report be noted.

P&E 109/22 PLANNING & ENVIRONMENT

Members received and considered matters ongoing under the remit of the P&E Committee:

i) Correspondence: *Re: Parking Enforcement and Environmental Maintenance Transfer – COMMS 2*

It was RESOLVED: That the correspondence be noted.

ii) Correspondence: *Re: Parking Enforcement and Environmental Maintenance Transfer – COMMS 3*

It was RESOLVED: That the correspondence be noted.

iii) Correspondence: *Surrey Hills boundary extension PR*

It was RESOLVED: That the correspondence be noted.

iv) Correspondence: *SALC Community Infrastructure Levy Survey – Councils views invited*

It was RESOLVED: That the correspondence be noted. The Clerk would respond on the council's behalf.

v) Correspondence: *FW: Planning Application Blitz Week and update [UNC]*

It was RESOLVED: That the correspondence be noted.

vi) Correspondence: *Local Plan: Development Management Policies and Parking Standards SPD adopted*

It was RESOLVED: That the correspondence be noted.

vii) Correspondence: *Road Issues*

It was RESOLVED: That the correspondence be noted. The Clerk had forwarded the correspondence to the member for Horsleys Division.

P&E 110/22 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 Wednesday 24th May 2023.

The meeting closed at 1855hrs.

Date:

Chairman



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

Date: 05 April 2023

Dear Mr. Morris,

**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: **23/P/00417**

Location: **Land adjacent to Ockham Lane GU23 6NT**

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

Outline application for construction of up to 70 new homes (C3), the formation of a new means of access onto Ockham Lane, new footpaths and cycle routes, the creation of areas of open space, including play space and allotments, new surface water drainage, new landscaping and habitat creation, ground works and other infrastructure.

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](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.

**Guildford Borough Council
Millmead House, Millmead, Guildford, Surrey, GU2 4BB**

The Environmental Statement may be purchased from LRM Planning Limited, Cathedral Road, Cardiff, CF15 9ST, either in paper or digitally:

Tel: 02920349737; Email: katecoventry@lrmplanning.com

Representations should be made in writing and submitted to the Council within 30 days of the date of this letter via the following methods:

- [HTTPS://www2.guildford.gov.uk/publicaccess](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
- 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



Claire Upton-Brown
Executive Head - Planning Development



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BOROUGH

www.guildford.gov.uk

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

Date: 06 April 2023

Dear Mr. Morris,

**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**

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

**Guildford Borough Council
Millmead House, Millmead, Guildford, Surrey, GU2 4BB**

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 (Direct Line 01483 444415, EMail hannah.Yates@guildford.gov.uk) planningenquiries@guildford.gov.uk

I am writing to let you know that amended and additional plans and information have been submitted in relation to the development described above. This application is accompanied by an Environmental Statement.

Viewing and commenting on the application

This application, together with all the amended and additional plans and information, the Environmental Statement and all other documents submitted may be examined at

<https://www2.guildford.gov.uk/publicaccess> If you are unable to view this 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. The Environmental Statement may be purchased by volume, (paper or digitally), from the Environmental Planning team at Stantec:

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

Representations should be made in writing and submitted to the Council within 30 days of the date of this letter via the following methods:

<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 comment will be placed on our website and made publically available, meaning it cannot be treated as confidential. Please ensure that you only provide us with information that you are happy to publically 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 publically share these for personal privacy reasons.
- We must receive your comments within **30 days of the date of this letter** - 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

A handwritten signature in dark ink, appearing to read 'C. Upton-Brown', with a long, wavy horizontal line extending to the right.

Claire Upton-Brown
Executive Head - Planning Development



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

Date: 25 April 2023

Dear Mr. Morris,

Reference: 23/P/00653 and 23/P/00654

Location: Rio House, High Street, Ripley, Woking, GU23 6AE
Proposal: Application for the alteration of interior to convert offices to 2 two bedroom flats together with the formation of a new entrance doorway.
Contact : Oliver Horne (Direct Line 01483 505050, EMail oliver.horne@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

Claire Upton-Brown
Executive Head - Planning Development



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

Date: 25 April 2023

Dear Mr. Morris,

Reference: 23/P/00654 and 23/P/00653

Location: Rio House, High Street, Ripley, Woking, GU23 6AE
Proposal: Listed Building Consent for the alteration of interior to convert offices to 2 two bedroom flats together with the formation of a new entrance doorway.
Contact : Oliver Horne (Direct Line 01483 505050, EMail oliver.horne@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

Claire Upton-Brown
Executive Head - Planning Development



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

Date: 27 April 2023

Dear Mr. Morris,

Reference: 23/P/00484

Location: J A Richardson, High Street, Ripley, Woking, GU23 6AQ
Proposal: Certificate of lawfulness for an existing use to establish whether the existing premises is a use falling within Class E of the Use Classes Order 1987 (as amended) and the use of the ancillary ground and first floor accommodation for the primary purpose falling within Class E is lawful.
Contact : Victoria Bates (Direct Line 01483 505050, EMail victoria.bates@guildford.gov.uk) planningenquiries@guildford.gov.uk

We would like to make you aware of the above application for Planning Permission. Any evidence that you may have to prove or disprove that the use and/or development has taken place for the period referred to above in the 'Proposal' would be welcomed. 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

Claire Upton-Brown
Executive Head - Planning Development



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

Date: 28 April 2023

Dear Mr. Morris,

Reference: 23/P/00480

Location: Teulon House, High Street, Ripley, GU23 6AY
Proposal: Erection of acoustic enclosures at ground level at rear of existing retail unit, to contain condenser units.
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.

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

Claire Upton-Brown
Executive Head - Planning Development



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

Date: 03 May 2023

Dear Mr. Morris,

Reference: 23/P/00512 and 23/P/00703

Location: Teulon House, High Street, Ripley, GU23 6AY
Proposal: Installation of new shopfront incorporating signage. Dual App.
Contact : Sakina Khanbhai (Direct Line 01483 444640, EMail
sakina.khanbhai@guildford.gov.uk) planningenquiries@guildford.gov.uk

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Claire Upton-Brown
Executive Head - Planning Development



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Ripley Parish Council
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High Street
Ripley
Surrey
GU23 6AF

Date: 03 May 2023

Dear Mr. Morris,

Reference: 23/P/00703 and 23/P/00512

Location: Teulon House, High Street, Ripley
Proposal: Display of externally illuminated fascia signage on shopfront, wall sign and hanging sign. Dual App
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.

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

Claire Upton-Brown
Executive Head - Planning Development



GUILDFORD
B O R O U G H

www.guildford.gov.uk

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

Date: 05 May 2023

Dear Mr. Morris,

Reference: 23/P/00579

Location: Orchard House, 2 Milestone Close, Ripley, Woking, GU23 6EP
Proposal: Proposed two storey rear extension and new front porch with changes to fenestration and velux roof window
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

Claire Upton-Brown
Executive Head - Planning Development

Current Enforcement Cases Ripley

Report date: 01/05/2023

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 **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/19/00016 **Received:** 17/01/2019 **Case Status:** Serve Enforcement Notice

Officer: Joanna Searle **Priority:** Medium

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

Description: i) Without planning permission an engineering operation consisting of the construction of a bund/raised earth platform in the approximate location outlined in blue on the attached plan.

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, in the approximate location outlined in green on the attached plan.

iii) Without planning permission, operational development consisting of the installation of two structures, in the approximate location outlined in black on the attached plan and also shown in the two photographs attached to this Notice.

iv) Without planning permission, an engineering operation consisting of the construction of a track shown in the approximate location cross hatched in black on the attached plan.

3 **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

4	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		
5	Case No: EN/20/00103	Received: 02/04/2020	Case Status: Serve Planning Contravention Notice
	Officer: Peter Muir	Priority: Low	
	Location: Grafton, Polesden Lane, Ripley, Woking, GU23 6DX		
	Description: Alleged unauthorised use of land as builder's yard		
6	Case No: EN/20/00156	Received: 10/06/2020	Case Status: Investigating
	Officer: Peter Muir	Priority: Low	
	Location: Rosemont, 39 Papercourt Lane, Ripley, Woking, GU23 6DS		
	Description: Alleged change of use of the land to a commercial dog exercise area without planning permission.		
7	Case No: EN/20/00342	Received: 09/11/2020	Case Status: Investigating
	Officer: Enforcement	Priority: Low	
	Location: Hurst Farm, Portsmouth Road, Ripley, Woking, GU23 6EY		
	Description: Alleged construction of a building without planning permission		
8	Case No: EN/21/00004	Received: 05/01/2021	Case Status: Investigating
	Officer: Enforcement	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		
9	Case No: EN/21/00019	Received: 18/01/2021	Case Status: Investigating
	Officer: Kate Longley	Priority: Medium	
	Location: Land north of Woodcote Park Nursery, Ripley Road, Send, Woking, GU23 7LT		
	Description: Alleged unauthorised construction of hard surface and track		
10	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		

11	Case No: EN/21/00135 Officer: Peter Muir Location: Watsons Bakery, High Street, Ripley, Woking, GU23 6AZ Description: Alleged unauthorised installation of UPVC windows	Received: 19/04/2021 	Case Status: Planning Application Received Priority: Medium
12	Case No: EN/22/00037 Officer: Enforcement Location: The Paddocks, Rose Lane, Ripley GU23 6NE Description: Alleged unauthorised increase in area of site	Received: 17/01/2022 	Case Status: Investigating Priority: Low
13	Case No: EN/22/00165 Officer: Peter Muir 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	Received: 06/05/2022 	Case Status: Investigating Priority: Medium
14	Case No: EN/22/00265 Officer: Peter Muir Location: Valentines Farm, Rose Lane, Ripley, Woking, GU23 6NE Description: Alleged unauthorised operational development linked to multiple deliveries of concrete to the site	Received: 28/07/2022 	Case Status: Investigating Priority: Medium
15	Case No: EN/22/00397 Officer: Peter Muir Location: 2 Grove Heath North, Ripley, Woking, GU23 6EN Description: Alleged unauthorised development consisting of hard core being placed to the rear of the dwellinghouse, changing the land levels, and associated development to facilitate the change in land levels.	Received: 10/11/2022 	Case Status: Investigating Priority: Low
16	Case No: EN/22/00444 Officer: Peter Muir Location: White Horse Yard, High Street, Ripley, GU23 6BB Description: Alleged unauthorised development - spot lights erected on site and light pollution caused as a result	Received: 14/12/2022 	Case Status: Investigating Priority: Low
17	Case No: EN/23/00105 Officer: Peter Muir Location: Land between Grafton and The Haven, Polesden Lane, Ripley, Guildford, GU23 6DX Description: Alleged unauthorised development - the erection of a raised platform (playhouse) without planning permission	Received: 30/03/2023 	Case Status: Investigating Priority: Low

Detail:

1

Application Number: 21/P/02099**Stat Start Date:** 04/10/2021**App type:** Full Application**Grid Ref:** 505570 156341**Parish:** Ripley**Agent:** Surrey Planning and Design, 21
Westmont Road, Esher, ,
KT109BE**Ward:** Lovelace**Final Decision:** Withdrawn**Decision Date:** 21/04/2023**Decision Level:****Location:** Valentines Farm, Rose Lane, Ripley, Woking, GU23 6NE**Proposal:** Change of use from agricultural land to dog exercise area to include fencing, temporary animal shelter, temporary storage shed, car parking and landscaping (Retrospective). (Amended application form, description and plans received 18.01.2023).**No Conditions / Reasons / Informatives**

23.03.23 18:25

Electric Cars Chargers

Dear Sirs

As the government is advising, I am getting an electric car and I would like to know where you intend to place chargers. Could you place one in the lamp post on the green, near my cottage (Evergreen Cottage GU23 6AJ), as being successfully done in London? or where do you propose I charge my car once I have it?

Yours faithfully

Gerard Duvé

28.04.23 15:56

Residents only track

Howgill
The Green
Ripley

Dear Suzie/ Ripley Parish Council,

Thank you very much indeed for your letter dated April 19 2023 confirming it is residential access only here; that there is no right of way for other vehicles; and that we are responsible as residents for the maintenance of the track, those of us who have this right in our deeds.

I appreciate all the work and time you have put into this to bring the matter to this very clear conclusion.

I suggest the following to enforce the very fair position you have spelled out:

The Residents Only sign must go back up. I assume it was either an act of vandalism or a mistake that it was taken down in the first place.

Therefore, in the spirit set out in your letter, would you like me to order one? They are £35 online with custom wording and I am happy to pay.

I suggest a 600mmx450mm sign with white writing on a red background:

RESIDENTIAL ACCESS ONLY FOR:

Rosemary Cottage; Jasmin; Evergreen; Dursely Cottage; Howgill; The Elms; Acacia Villas

I attach below a mock-up on the website. Please let me know and I can get that ordered. I've spoken to the residents here and they agree.

It will drastically reduce usage and wear and tear on the track if we can do as you describe and limit the use to that which was intended, and which is legally the position, residents access only.

I agree with you about deliveries, but do not see how we can possibly stop them in this day and age.

The Amazon and Ocado vans are permanently up and down here to my nearest neighbours and whilst I don't myself do online shopping, I cannot change how most people live. Deliveries come with their right of access and they are unlikely to give that up.

That said, we have a large commercial van of the type you rightly describe as the problem which is owned by someone who lives on the High Street being driven up and down this track daily and parked on it everyday, permanently, as its normal place of parking, which all of us here are unhappy about. It is signed Mason Woodbury. Photo below.

The owner will not have had a copy of your letter put through his door as it went only to the residents on this row, I understand, and he lives in the flat above The Gallery. To be fair to him, there is no reason why he should know not to park here as there is no signage.

I also enclose a photo from today, taken as a write, of a man pulling up in a big white van, getting his dog out and going for a walk. As you say, that is not the proper residential access use.

You're right to point out that some of the worst, most destructive use of the track is not by residents, it's by people who should not be driving on it at all, never mind leaving their vans there for hours while they walk the dog, or overnight as permanent parking.

Clearly, therefore, we do need a sign, or people will not know what you have established and we cannot expect people to keep to the very fair position you have set out. All the work you have put in will in that case be wasted, so we must make sure we get this signposted properly.

As I say, I am happy to order one and I'm sure the others will want to chip in, in line with what you set out about our responsibilities, and we are happy to put it up if you allow, as you have said you would like us to check anything we do to the track with you. So please let us know so we can do that unless

you wish to have someone else do it. I assume it should be fixed back to the post from which the old one was ripped down?

All in all, I feel the position you have spelled out is very fair and hopefully resolves all the issues, especially once we make this position clear to people by signing the track accordingly.

I too spoke to Surrey County Council and ascertained that they were not intending to take away our parking or access. The lead person on the issue there told me Surrey CC saw no reason to change things, which is good news.

Thanks so much again,
Melissa

09.05.23 11:14

Re: Residents only track

Dear Jim,

Thanks very much for your reply. It's not really a sign idea, it's putting the sign back that was ripped down that I want raising really, if you could please. Thank you.

I enclose a picture of the situation this bank holiday when, during a parish fun day, in excess of 30 cars came up and down this track that RPC have just written to us and told us is only for the use of Rosemary Cottage to Acacia Villas, and which we will be billed for maintaining.

I am happy for RPC to tell me the track is residents access only or public. But it cannot be both.

If it is public, fine, I won't pay for the repairs and maintenance. And I don't have to put a sign. I'll share it with the public, gladly. And I'll continue to demand the council repair what they are destroying by over use.

If it is residential and only for me and the very few others who have the right of access in our deeds and we are being billed for its maintenance on the basis that only we use it then we need the sign back to make that happen.

Otherwise, we are being told we will be paying for the maintenance of and sharing the use of a private track the council is encouraging public use of, which really is not fair, is it?

The Residents' Only sign was ripped down by Richard Ayres one day - I think it was last summer, one farmers' market day I remember, or the day after. It was the morning and we recalled watching him do it and thinking this was odd. I think he may even have been acting chair of the parish council at the time. I still haven't really got to the bottom of why he did that.

Immediately the sign was taken down, the amount of traffic increased. And then we got the new No Through Road signs with the weirdly high speed limit on them (later changed) that one could never in practice reach as the track is so unmade and not a road at all. It all gave visitors the idea to drive down here. And they do.

We also notice more council use for fetes and farmers market days and so on.

I am bound to say, again, also that Mr Jenner uses it for access to Green View, which was never the plan when he got planning permission. So his tenants in Acacia Villas park two cars, and he parks one as well. This, again, is not in line with what you outlined in your letter. It stated access for Rosemary Cottage to Acacia Villas, not Rosemary Cottage to Green View.

And then the people in the other two new builds use it for visitor parking despite having three or four spaces round the back of their homes. And then the man with the huge van signed Mason Woodbury uses it and he lives on the High street.

So it's a mess. And it's all because no one knows what you have told us in the letter you put through our door.

The track is in a terrible state through over use and we must either have a sign limiting use to what RPC have now told me in writing is the proper use, or I must come to the conclusion that what RPC have told me in writing is the proper use is actually not correct and the whole resolution I thought we had reached falls apart, which is very disappointing.

I'm absolutely not prepared to accept getting a letter through my door from the parish council complaining about over use of the track and how we as residents must pay for maintaining it as we are the only ones allowed to use it, and then the parish council by stealth encouraging public use and their own use for their public events.

Without a sign, that letter will need re-drafting and the situation explaining again. It is no good telling the eight or less households down the track with rights of access in their deeds that the track is for

their private residential access only, so they must pay, and then keeping that a secret from the wider community and the rest of the users who arrive everyday and use it, according to you, wrongly.

It begins to look a little like the council is not being very fair to us down here. And I cannot understand that at all.

Thanks
Melissa

09.05.23 10:15

Guildford Borough Council | Animal Activity Licence Policy Consultation

Dear Stakeholder,

Guildford Borough Council - Animal Licensing Policy Consultation

As you may be aware, the Animal Welfare (Licensing of Activities Involving Animals)(England) Regulations 2018 came into force on 1 October 2018 and updated the animal based activities that require licences as follows:

- Selling animals as pets
- Providing or arranging for the provision of accommodation for cats or dogs
- Hiring out horses for either riding, instruction in riding, or both.
- Breeding three or more litters of puppies in any 12-month period; or breeding dogs and advertising a business of selling dogs.
- Keeping or training animals for exhibition

As a result of the legislative change and to ensure that Animal Welfare Standards are maintained and only suitable persons hold a licence, the Council has adopted a Policy setting out criteria which will ensure that only suitable applicants are granted a licence. The Policy was originally approved in 2019 and has been revised following review. We are seeking views from those involved and with an interest in animal licensing on the updated draft Policy. The draft Policy and details of the consultation are available at: <https://www.guildford.gov.uk/article/26790/Animal-Licensing-Policy-Consultation>

Any Comments will be published by the Council and considered at a meeting of the Council's Licensing Committee where the draft Policy will be presented for adoption. The consultation runs from 8 May 2023 for 12 weeks. Any comments can be made in writing/email to:

Animal Licensing Policy Consultation
The Licensing Team, Guildford Borough Council
Millmead House, Millmead
Guildford, GU2 4BB
regulatoryservices@guildford.gov.uk

If you have any questions please do not hesitate to contact the licensing team.

Yours faithfully,

Mike Smith MCIEH, MIOl
**Senior Specialist for Licensing
and Community Safety
Regulatory Services**
[Guildford Borough Council](#)