



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

8th November 2023

To: All Ripley Parish Councillors

You are hereby summoned to attend the meeting of **RIPLEY PARISH COUNCIL** to be held at **Victory House** on **Wednesday 15th November 2023 at 19.00hrs** for the purpose of transacting the following business. Members of the public and press have a right and are cordially invited to be present at the meeting. There will be an opportunity to address the Council under item 3 of the Agenda.

Ruth Harrison
Clerk to the Council

AGENDA

1. **APOLOGIES FOR ABSENCE**

To **RECEIVE** any apologies for absence from Ripley Parish Council 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, members may neither participate in discussion on a 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 Ripley Parish Council Meeting held on Tuesday 24th October 2023 (Appendix A)

5. **MATTERS ARISING**

To **RECEIVE** and **CONSIDER** a list of the parish council's current actions and matters arising (Appendix B)

6. **CHAIRPERSON'S REPORT**

To **RECEIVE** and **CONSIDER** a report from the Parish Council Chairperson.

7. REPRESENTATIVES' REPORTS

8. FINANCE

- i) **To RECEIVE and APPROVE** the schedule of accounts received and paid for the period 01.10.23 – 31.10.23 totalling £6,469.99 (Appendix C).
- ii) **To RECEIVE and APPROVE** any invoices presented for payment by the Parish Clerk.
- iii) To note the 2023-24 Clerk's pay award has now been agreed and formal notification expected this month. Once received back pay will need to be authorised for Jim Morris, Ruth Harrison and Jess Caine.

9. LEISURE & FACILITIES

To RECEIVE and CONSIDER Leisure & Facilities matters:

- i) Ripley Village Hall.
- ii) Public toilets – transfer of land (Appendix D)
- iii) Memorial Plaque Vincent Board (Appendix E)
- iv) Christmas Fair

10. COMMUNICATION & LIAISON

To RECEIVE and CONSIDER Communication & Liaison matters:

- i) Minutes P&E Committee meeting held 20.09.2023 (Appendix F)
- v) Report on recent meetings of the Ripley Business Association
- vi) Report on recent meetings of Ripley & Send Matters
- vii) Correspondence: Bonfire (Appendix G)

11. ITEMS FOR INCLUSION ON THE AGENDA OF A FUTURE PARISH COUNCIL MEETING

To RECEIVE from members any items for inclusion on the Agenda of a future meeting

12. DATE OF THE NEXT PARISH COUNCIL MEETING

To NOTE the date of the next parish council meeting: **Wednesday 17th January 2024**



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 MEETING held on TUESDAY 24th OCTOBER 2023 at 1830HRS at VICTORY HOUSE, HIGH STREET, RIPLEY.

Present: Cllr Richard Ayears (Chairperson)
Cllr Ian Baker
Cllr Caroline Bimson
Cllr Rowland Cornell
Cllr Sarah Gill
Cllr Paddy McLaughlin
Jess Caine, Assistant Clerk

Cllr Dennis Booth – Surrey County Council

075/23 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllr Peter Shoesmith.

076/23 DISCLOSURES OF INTERESTS

No disclosures of interest were received.

077/23 PUBLIC QUESTIONS

Cllr Dennis Booth introduced himself as the new Councillor for the Horsley's. Contact details are: dennis.booth@surreycountycouncil.gov.uk.

RESPONSE: The Council welcomed him into his new role. Cllr Ayears raised Members Allocation of Funding to Cllr Booth, which he acknowledged. Cllr Ayears also raised concerns about Newark Lane lacking road lines and drains at St. Mary's Church, Rose Lane and Newark Close.

078/23 MINUTES

The minutes of the meeting held on Wednesday 20th September were received, confirmed, and signed as a true and correct record by the Chairperson.

079/23 MATTERS ARISING

Members received and considered a list of matters arising from the minutes of previous meetings.

ACTION ARISING: Garlick's Arch Band D allocations to remain on Matters Arising.

It was RESOLVED: Clerks to diarise a review once buildings have been completed.

ACTION ARISING: A quotation to be requested for the tree works separating the different levels of urgency.

It was RESOLVED: **Oakland Trees have been selected due to being far more financially viable than ATS. Oakland Trees have quoted £2,184.**

ACTION ARISING: Treatment of OPM to be considered in high priority areas including playground, picnic benches, parking near the playground, and high use footpaths. Clerk to produce map of priority 'red areas' for potential budget in future years. Notices would go up alerting the public to the potential of OPM.

It was RESOLVED: **OPM is now endemic therefore councillors resolved to treat it no longer routinely. Clerks to find out other organisations actions regarding OPM and then to decide an appropriate notice.**

ACTION ARISING: Council to consider its hiring policy of the Green with regards to noise level and appropriate finish time. Clerk to draft additional wording into the hiring policy and circulate by email to Cllrs.

It was RESOLVED: **Councillors approved the updated hiring policy of the Green.**

ACTION ARISING: The tagline on the website would be updated with Cllr Bimson working with Jess Caine to produce a first suggestion.

It was RESOLVED: **The tagline "Representing Ripley Residents" was approved. Further implications for logo will be picked up in the Four Year Strategy Working Group and Communication and Liaison Working Group. Clerks to arrange meetings for both working groups.**

ACTION ARISING: Clerk to respond to Parks and Streetscene department at GBC requesting relocation of bin.
Clerk had responded, and Parks and Streetscene department at GBC was only willing to remove not relocate the bin. Council requested this be discussed again at future meeting.

It was RESOLVED: **The bin outside Elwood Gallery would remain where it is. Clerk to inform GBC.**

ACTION ARISING: Clerk to email Surrey County Council Officers for advice and potential wording for a sign regarding no overnight camping.

It was RESOLVED: **No overnight camping letter has been given to Cllr Cornell, who has been using this. No overnight camping signs to be actioned.**

080/23 CHAIRPERSON'S REPORT

Cllr Ayears expressed concern over GBC's financial strains constraints over RPC presently and going forward. RPC had a budget set expecting the support from GBC.

This will have an impact on areas such as:

- the repairing of the roundabout in the playground
- Christmas Lights and whether the Council will be able to afford them going forward, with income from the fair decreasing.
- RPC now must cover expenses of dog bins and normal waste bins.

Cllr Ayears is concerned that to supplement the financial support, the precept will need to be raised exponentially. This precept raise will need to be communicated carefully to residents. Cllr Ayears suggested alternative funding streams, such as filmwork on The Green or gofundme/justgiving and putting a QR code up on the playground.

Ripley Court might be able to raise funds for the playground due to their role as a charity.

It was RESOLVED that financial difficulties following GBC's retraction of financial aid and that we had a successful audit will be raised in Send and Ripley Matters.

It was RESOLVED: Consecration of the Orchard was approved. Expansion of the burial ground was also approved. Clerks are to get quotes for these from three suppliers.

081/23 REPRESENTATIVES' REPORTS

None received.

082/23 FINANCE

Members received and considered matters ongoing under the auspices of parish council finance:

- i) Schedule of accounts received and paid for the period 01.09.23 – 30.09.23 totalling £52,010.48 (attached to record Minutes).

It was RESOLVED: That the schedule of accounts received and paid for the period 01.07.23 – 31.08.23 totalling £52,010.48 be approved.

- ii) Members received and considered invoices circulate by the Clerk.

It was RESOLVED: Councillors approved the invoices.

- iii) Interim Internal Audit Report for year ending March 2024 (Appendix D)

It was RESOLVED: The Interim Internal Audit Report for year ending March 2024 be approved.

- iv) A report on the recent meeting of the Finance Working Group (including draft budget) Councillors discussed raising the precept. Rates rebate from Village Hall for £896.60.
- v) Allotment fees for 2025 following Finance Working Group meeting (Appendix E)

It was RESOLVED: Allotment fees for 2025 be approved.

083/23 LEISURE AND FACILITIES

- i) Ripley Village Hall
No updates.

- ii) Correspondence: Request for a tree

It was RESOLVED: If the parishioners pay for a guard, and a plaque to go on the top of the tree, it will be approved, assuming it is a native tree and has a maintenance plan. The tree and plaque will be placed near the Half Moon picnic benches.

- iii) Correspondence: Litter/Dog Waste container emptying

It was RESOLVED: 9 and 10 are one bin. 11 and 12 are one bin and councillors would like this removed. They would like to move bin 16 to where bin 9/10 is. Dog poo stickers would be purchased and a sign encouraging removal of waste would be raised.

- iv) Updated policy for the green

Councillors approved the updated hiring policy of the Green.

- v) Christmas Fair – Raffle, Marshalling, Lights

Marshalling rota has been set up and is beginning to fill. Further volunteers are still required.

- vi) Woodland Trust

It was RESOLVED: Trees would be arriving from the Woodland Trust in November. Clerk to liaise with Brianne.

084/23 COMMUNICATION & LIAISON

i) Minutes P&E Committee meetings held 16.08.2023

It was RESOLVED: Committee minutes be noted.

ii) Report on 4 Year Strategy Working Group

It was RESOLVED: a new meeting date needs to be set up.

iii) Report on Climate and Biodiversity Working Group

Nothing to report.

iv) Report on Communication and Liaison Working Group

It was RESOLVED: a new meeting date needs to be set up.

v) Report on recent meetings of the Ripley Business Association

Nothing to report.

vi) Report on recent meetings of Ripley & Send Matters

Nothing to report.

vii) Parish Councillor Communication

Nothing to report.

085/23 ITEMS FOR INCLUSION ON THE AGENDA OF A FUTURE PARISH COUNCIL MEETING

No items suggested.

072/23 DATE OF THE NEXT PARISH COUNCIL MEETING

The parish council's next meeting was scheduled to take place on Wednesday 15th November 2023, at Victory House at 1900hrs.

The meeting closed at 2100hrs.

Date:

Chairperson



Ripley Parish Council Office
Victory House
High Street
Ripley
Surrey
GU23 6AF
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MATTERS ARISING from the MINUTES of RIPLEY PARISH COUNCIL MEETING held on TUESDAY 24th OCTOBER 2023 at 1830hrs.

136/22 REPRESENTATIVES' REPORTS

ACTION ARISING: Council to calculate its carbon footprint.

042/23 LEISURE & FACILITIES

ACTION ARISING: New roundabout to be purchased. To be reviewed at Finance and General Purposes Working Group meeting on 11th October 2023.

056/23 CLIMATE AND BIODIVERSITY

ACTION ARISING: New guidance: 'Complying with biodiversity duty' and that all Councillors involved should read this.

057/23 LEISURE AND FACILITIES

ACTION ARISING: Treatment of OPM to be considered in high priority areas including playground, picnic benches, parking near the playground, and high use footpaths. Clerk to produce map of priority 'red areas' for potential budget in future years. Notices would go up alerting the public to the potential of OPM.

OPM is now endemic therefore councillors resolved to treat it no longer routinely. Clerks to find out other organisations actions regarding OPM and then to decide an appropriate notice.

063/23 PUBLIC QUESTIONS

ACTION ARISING: Clerk to email Surrey County Council Officers for advice and potential wording for a sign regarding no overnight camping.

No overnight camping letter has been given to Cllr Cornell, who has been using this. No overnight camping signs to be actioned.

069/23 LEISURE AND FACILITIES

ACTION ARISING: Clerk to discuss with parishioner replacing the bench on the green nearest Newark Lane which was in need of repair.

Date: 06/11/2023

Ripley Parish Council

Page 1

Time: 13:38

Cashbook 4

User: RUTH

Unity Current

Payments made between 01/10/2023 and 31/10/2023

Nominal Ledger Analysis

<u>Date</u>	<u>Payee Name</u>	<u>Reference</u>	<u>£ Total</u>	<u>£ Creditors</u>	<u>£ VAT</u>	<u>A/c</u>	<u>£ Amount</u>	<u>Transaction</u>
02/10/2023	Guildford Borough Council	DDGBC	555.00		92.50	4080 108	462.50	Car Park Rent
09/10/2023	Castle Water South East	DDCASTLE	674.84			4101 110	674.84	nature reserve water disputed
10/10/2023	Castle Water South East	DDCASTLE	286.94			4101 110	286.94	Nature Reserve Water disputed
16/10/2023	Post Office Shop	CD2339	7.65			4036 103	7.65	Postage special delivery
16/10/2023	Apple Distribution Ltd	CD2340	2.99			4032 103	2.99	Apple
16/10/2023	HP Inc Uk Ltd	CD2341	252.82		42.14	4035 103	210.68	Office Costs
						341	-210.68	Office Costs
						6000 103	210.68	Office Costs
16/10/2023	Ebay	CD2342	16.00		2.67	4035 103	13.33	USB Port adapter
						341	-13.33	USB Port adapter
						6000 103	13.33	USB Port adapter
16/10/2023	HP Inc UK Ltd	CD2343	19.99		3.33	4035 103	16.66	Keyboard and mouse
						341	-16.66	Keyboard and mouse
						6000 103	16.66	Keyboard and mouse
16/10/2023	Safe Tread	CD2344	183.25		30.54	4101 110	152.71	Nature res. Anti slip treads
16/10/2023	Lloyds Bank Commercial Card	CD2345	3.00			4040 104	3.00	Credit Card fee
20/10/2023	ECOTRICITY	DDECO	16.90		0.80	4062 106	16.10	Electricity Bill for lock up
24/10/2023	Guy Marshall	2023073	182.00			4051 105	112.00	The Green
						4102 110	14.00	Orchard
						4070 107	56.00	Allotments
24/10/2023	Ransom Spares	2023073A	29.90		4.98	4061 106	24.92	Belt guard protective cover
24/10/2023	Emma Morris	2023074	180.00			4054 105	180.00	Public loos
24/10/2023	Amazon EU Sarl, UK	2023075	30.99		5.16	4032 103	25.83	Powerline adapter
24/10/2023	Ripley Bonfire Association	2023076	25.00			4110 111	25.00	Christmas Fair advert
24/10/2023	Printerland	2023077	822.00		137.00	4034 103	685.00	Toner
24/10/2023	Mulberry and Co	2023078	266.46		44.41	4016 101	222.05	Internal Audit
24/10/2023	Jim Morris	2023079	34.20			4021 102	34.20	Staff expenses
24/10/2023	Ripley Village Hall	2023080	1,250.00			4030 103	1,250.00	Rent
30/10/2023	Chatter Telecommunications Ltd	DDCHAT	16.74		2.79	4033 103	13.95	Phone
31/10/2023	Jess Caine	2023081				4000 100		
31/10/2023	Ruth Harrison	2023082				4000 100		
Total Payments:			6,469.99	0.00	366.32		6,103.67	

HM Land Registry

Transfer of portfolio of titles (whole or part)

TR5

Any parts of the form that are not typed should be completed in black ink and in block capitals.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form. This form should only be used where the same transferor transfers **all the titles** to the same transferee.

For information on how HM Land Registry processes your personal information, see our [Personal Information Charter](#).

Enter 'U' in column 1 if the land is unregistered.

In column 2 enter 'W' for a transfer of whole of a registered title, or 'P' for a transfer of part of a registered title. Leave blank if the land is unregistered.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue' in column 3. For transfers of part you must either attach a plan and state the reference used to identify the land transferred, for example 'edged red' or refer to an existing reference on the transferor's title plan. Any attached plan must be signed by the transferor.

In column 4 include information that cannot conveniently be included in another panel, such as whether the title is freehold or leasehold, apportioned consideration, differing title guarantees.

When application for registration is made these title number(s) should be entered in panel 2 of Form AP1.

Remember to date this deed with the day of completion, but not before it has been signed and witnessed.

1	Title number of the property	(W) or (P)	Property	Other information
	SY737514		Public Convenience, The Green, High Street, Ripley, Woking.	
	SY893834		Land at Public Convenience, High Street, Ripley, Woking.	Title possessory
2	Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:			
3	Date:			

Give full name(s) of **all** of the persons transferring the property.

Complete as appropriate where the transferor is a company.

Enter the overseas entity ID issued by Companies House for the transferor pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in [practice guide 78: overseas entities](#).

Give full name(s) of **all** of the persons to be shown as registered proprietors.

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Enter the overseas entity ID issued by Companies House for the transferee pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in [practice guide 78: overseas entities](#).

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an email address.

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes applies, insert an appropriate memorandum in panel 11.

Place 'X' in any box that applies.

4 Transferor: Guildford Borough Council

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix:

For overseas entities

(a) Territory of incorporation or formation:

(b) Overseas entity ID issued by Companies House, including any prefix:

(c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

5 Transferee for entry in the register: Ripley Parish Council

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix:

For overseas entities

(a) Territory of incorporation or formation:

(b) Overseas entity ID issued by Companies House, including any prefix:

(c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

6 Transferee's intended address(es) for service for entry in the register: Victory House High Street Ripley GU23 6AF

7 The transferor transfers the property in panel 1 to the transferee

8 Consideration

☒ The transferor has received from the transferee for the property the following sum (in words and figures): One pound (£1.00)

☐ The transfer is not for money or anything that has a monetary value

☐ Insert other receipt as appropriate:

9 The transferor transfers with

☒ full title guarantee

Add any modifications.

☐ limited title guarantee

Where the transferee is more than one person, place 'X' in the appropriate box.

Complete as necessary.

The registrar will enter a Form A restriction in the register *unless*:

- an 'X' is placed:
 - in the first box, or
 - in the third box and the details of the trust or of the trust instrument show that the transferees are to hold the property on trust for themselves alone as joint tenants, or
- it is clear from completion of a form JO lodged with this application that the transferees are to hold the property on trust for themselves alone as joint tenants.

Please refer to [Joint property ownership](#) and [practice guide 24: private trusts of land](#) for further guidance. These are both available on the GOV.UK website.

Use this panel for:

- definitions of terms not defined above
- rights granted or reserved
- restrictive covenants
- other covenants
- agreements and declarations
- any required or permitted statements
- other agreed provisions.

The prescribed subheadings may be added to, amended, repositioned or omitted.

Any other land affected by rights granted or reserved or by restrictive covenants should be defined by reference to a plan.

10 Declaration of trust. The transferee is more than one person and

- ☐ they are to hold the Property on trust for themselves as joint tenants
- ☐ they are to hold the Property on trust for themselves as tenants in common in equal shares
- ☐ they are to hold the Property on trust:

11 Additional provisions

Definitions:

LPMPA 1994: the Law of Property (Miscellaneous Provisions) Act 1994.

1.1 The Transferor sells pursuant to section 123 of the Local Government Act 1972

1.2 The disposition effected by this transfer is subject to:

- (a) any matters, contained or referred to in the entries or records made in registers maintained by HM Land Registry as at 31 August 2023 at 09:04:13 and 31 August 2023 at 09:05:10 under title numbers SY893834 and SY737514;
- (b) any matters discoverable by inspection of the Property before the date of this transfer;
- (c) any matters which the Transferor does not and could not reasonably know about;
- (d) any matters disclosed or which would have been disclosed by the searches and enquiries which a prudent buyer would have made before entering into a contract for the purchase of the Property;

- (e) any notice, order or proposal given or made by a body acting on statutory authority;
- (f) any matters which are unregistered interests which override registered dispositions under Schedule 3 to the Land Registration Act 2002;
- (g) the restrictive covenants set out in clause 2 of the Conveyance dated 31 December 1951 made between (1) Friary Holroyd and Healy's Breweries Limited (2) The Right Honourable John Herbert Earl of Harrowby and John Harold Houghton (Trustees) and (3) The Guildford Rural District Council and as referred to in entry number 1 of the Charges Register of title number SY737514.

1.3 Notwithstanding section 6(3) of the LPMPA 1994, all matters recorded at the date of this transfer in registers open to public inspection are deemed to be within the actual knowledge of the Transferee for the purposes of section 6(2)(a) of the LPMPA 1994.

1.4 This transfer does not create by implication any easements or other appurtenant rights for the benefit of the Property and the operation of section 62 of the Law of Property Act 1925 is excluded.

1.5 The Transferee covenants by way of indemnity only, on the Transferee's behalf and on behalf of the Transferee's successors in title, to observe and perform the incumbrances, covenants and restrictions contained or referred to in the charges registers of title numbers SY893834 and SY737514 and the Conveyance dated 31 December 1951 made between (1) Friary Holroyd and Healy's Breweries Limited (2) The Right Honourable John Herbert Earl of Harrowby and John Harold Houghton (Trustees) and (3) The Guildford Rural District Council in so far as they are subsisting and capable of taking effect.

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

Include words of covenant.

Include words of covenant.

Insert here any required or permitted statements, certificates or applications and any agreed declarations and so on.

Rights granted for the benefit of the property - None

Rights reserved for the benefit of other land - None

Restrictive covenants by the transferee –

1.1 as set out in clause 2 of the Conveyance dated 31 December 1951 made between (1) Friary Holroyd and Healy's Breweries Limited (2) The Right Honourable John Herbert Earl of Harrowby and John Harold Houghton (Trustees) and (3) The Guildford Rural District Council and as referred to in entry number 1 of the Charges Register of title number SY737514.

Restrictive covenants by the transferor: - None

Other - None

The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (e.g. for a restriction), it must also be executed by the transferee.

If there is more than one transferee and panel 10 has been completed, each transferee must also execute this transfer to comply with the requirements in section 53(1)(b) of the Law of Property Act 1925 relating to the declaration of a trust of land. Please refer to [Joint property ownership](#) and [practice guide 24: private trusts of land](#) for further guidance.

Examples of the correct form of execution are set out in [practice guide 8: execution of deeds](#). Execution as a deed usually means that a witness must also sign, and add their name and address.

Remember to date this deed in panel 3.

12 Execution

EXECUTED as a DEED by affixing THE)
COMMON SEAL of **GUILDFORD BOROUGH**)
COUNCIL in the presence of:-)

Authorised Signatory

Position held

EXECUTED as a DEED by affixing THE)
COMMON SEAL OF **RIPLEY PARISH**)
COUNCIL in the presence of:-)

Authorised Signatory

Position held

WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 31 August 2023 shows the state of this title plan on 31 August 2023 at 09:04:13. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Durham Office .

HM Land Registry

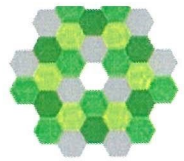
Official copy of title plan

Title number **SY893834**

Ordnance Survey map reference **TQ0556NW**

Scale **1:1250 enlarged from 1:2500**

Administrative area **Surrey : Guildford**



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HM Land Registry

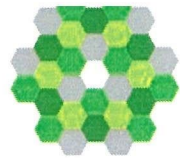
Official copy of title plan

Title number **SY737514**

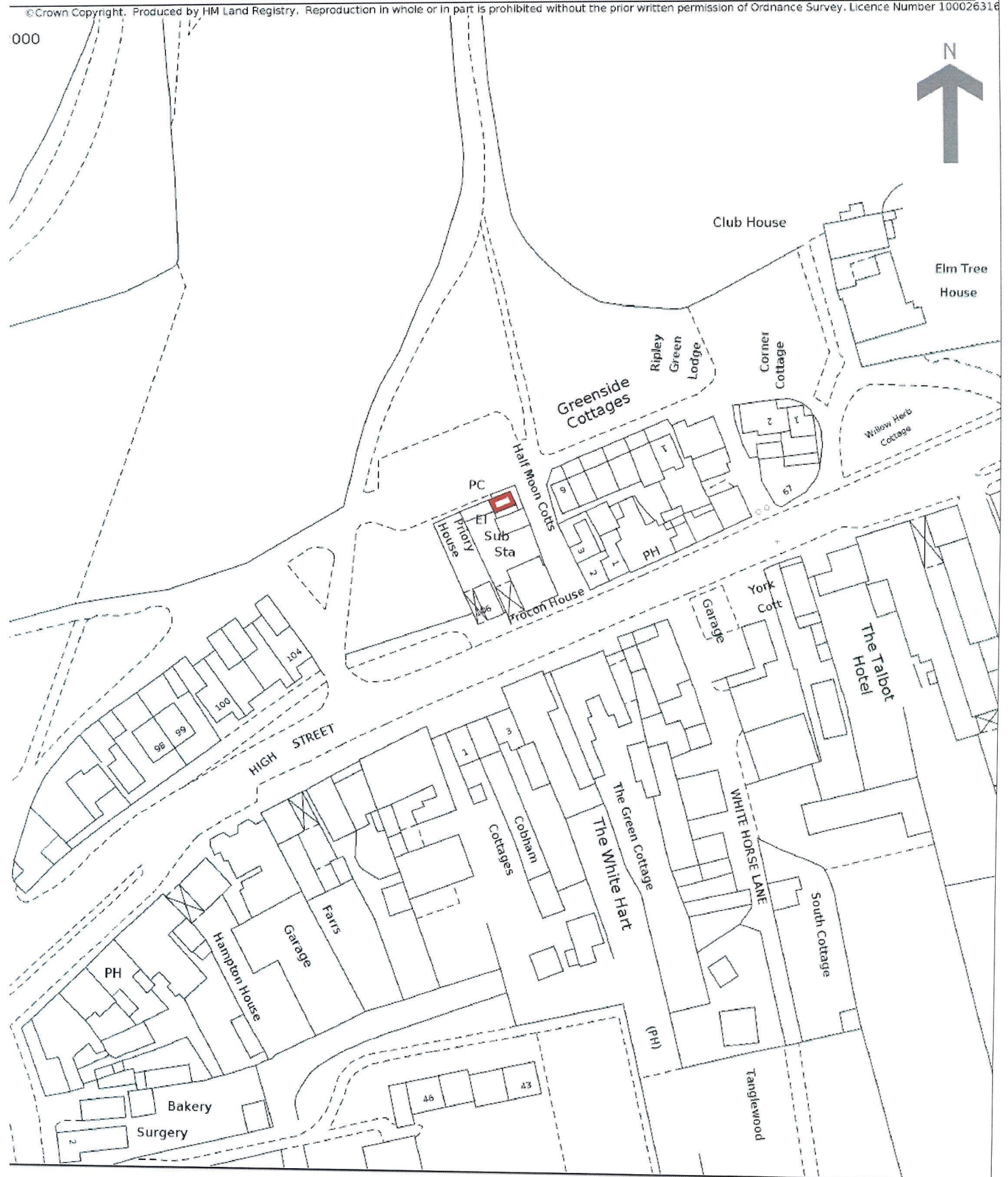
Ordnance Survey map reference **TQ0556NW**

Scale **1:1250 enlarged from 1:2500**

Administrative area **Surrey : Guildford**



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Official copy of register of title

Title number SY893834

Edition date 15.03.2023

- This official copy shows the entries on the register of title on 31 AUG 2023 at 09:04:13.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 31 Aug 2023.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Durham Office.

A: Property Register

This register describes the land and estate comprised in the title.

SURREY : GUILDFORD

- 1 (15.03.2023) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land at Public Convenience, High Street, Ripley, Woking.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title possessory

- 1 (15.03.2023) PROPRIETOR: GUILFORD BOROUGH COUNCIL of Millmead House, Millmead, Guildford GU2 4BB and of landregistrynotices@guilford.gov.uk.
- 2 (15.03.2023) The value stated as at 15 March 2023 was £20,000.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (15.03.2023) The land is subject to such restrictive covenants as may have been imposed thereon before 15 March 2023 and are still subsisting and capable of being enforced.

End of register

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number SY737514

Edition date 17.10.2022

- This official copy shows the entries on the register of title on 31 AUG 2023 at 09:05:10.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 31 Aug 2023.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Durham Office.

A: Property Register

This register describes the land and estate comprised in the title.

SURREY : GUILDFORD

- 1 (04.05.2005) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Public Convenience, The Green, High Street, Ripley, Woking.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (04.05.2005) PROPRIETOR: GUILDFORD BOROUGH COUNCIL of Millmead House, Millmead, Guildford, Surrey GU2 4BB and of landregistrynotices@guildford.gov.uk.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (04.05.2005) A Conveyance of the land in this title dated 31 December 1951 made between (1) Friary Holroyd and Healy's Breweries Limited (Vendors) (2) The Right Honourable John Herbert Earl of Harrowby and John Harold Houghton (Trustees) and (3) The Guildford Rural District Council (Purchasers) contains restrictive covenants.

NOTE: Copy filed.

End of register

These are the notes referred to on the following official copy

Title Number SY737514

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



B



P.8.

THIS CONVEYANCE is made the 24th day
of December One thousand nine hundred and fifty one
BETWEEN FRIARY HOLYOED AND HEALY'S BREWERIES LIMITED whose registered
office is situate at Commercial Road Guildford in the County of
Surrey (hereinafter called "the Vendors") of the first part THE
RIGHT HONORABLE JOHN HERBERT EARL OF HARCOTEY of Sutton Hall in the
County of Stafford and JOHN HAROLD ROUGHTON of "The Pentiles" West
Byfleet in the County of Surrey Retired Civil Servant (hereinafter
called "the Trustees") of the second part and THE GUILDFORD RURAL
DISTRICT COUNCIL whose offices are situate at Millmead House Guildford
in the said County of Surrey (hereinafter called "the Purchasers") of
the third part.

WHEREAS the Vendors are seized of the property described in
the First Schedule hereto (in this Conveyance called "the said land")
and hereby conveyed for an estate in fee simple in possession Subject
to the provisions of the Trust Deed next hereinafter recited but
otherwise free from all incumbrances.

AND WHEREAS by a Trust Deed (hereinafter called "the Trust
Deed") dated the eighteenth day of December One thousand nine hundred
and forty six and made between the Vendors of the one part and the
Trustees of the other part and duly registered with the Registrar of
Joint Stock Companies pursuant to Section 82 (2) of the Companies Act
1929 (being a Trust Deed for securing an issue of $3\frac{1}{2}\%$ First Mortgage
Debenture Stock to be limited in the first instance to Four hundred
thousand pounds but to be capable of increase as therein provided to
Five hundred thousand pounds; the Vendors amongst other things charged
in favour of the Trustees by way of legal mortgage the said land
(together with other land) upon the trusts and for the purposes
declared by the Trust Deed and it was provided by the Trust Deed that
at any time before the security thereby constituted became enforceable
the Trustees might on application of the Vendors without any consent
of the stockholders but only if and in so far as in the Trustees
opinion the security of the stockholders should not be prejudiced
thereby concur with the Vendors in selling an, of the property thereby
specifically charged.

AND WHEREAS the Vendors have issued and there is now outstanding
Debenture Stock of the said issue to the aggregate amount of Four
hundred thousand pounds and the security constituted by the Trust
Deed has not yet become enforceable



SY737514



SEQ51



P QUALITY

Photo
Copy

I HEREBY CERTIFY THAT THIS IS A TRUE
COPY OF THE ORIGINAL

SIGNED:

Swiss -
Sunderland Road
24-1-55

AND WHEREAS the Purchasers have agreed with the Vendors for the purchase of the said land in fee simple in possession subject as hereinafter mentioned but otherwise free from incumbrances for the sum of Seven pounds ten shillings and it has been agreed that the said purchase money shall be paid to the Trustees who (as they hereby admit and acknowledge) are of the opinion that the security of the stockholders will not be prejudiced by this conveyance and that the Trustees shall join in this conveyance in manner hereinafter appearing NOW in pursuance of the said agreement and in consideration of the sum of Seven pounds ten shillings now paid by the Purchasers at the request of the Vendors to the Trustees (the receipt and payment of which sum the Trustees and the Vendors hereby acknowledge) THIS CONVEYANCE WITNESSETH as follows:-

1. THE Vendors as Beneficial Owners hereby convey and the Trustees as Mortgagees at the request and by the direction of the Vendors hereby SURRENDER AND RELEASE unto the Purchasers ALL the said land TO HOLD the same unto the Purchasers in fee simple freed and absolutely discharged from the trusts powers and provisions of the Trust Deed and from all moneys thereby secured and from all claims whatever in respect thereof
2. THE Purchasers so that the burden of this covenant shall be binding on the said land into whosoever hands the same might come and the occupiers thereof and for the benefit of the Vendors and their adjoining land and property known as The White Hart Ripley in the said County of Surrey hereby covenant with the Vendors and their successors in title
 - (a) not to use the said land for any other purpose than for the erection of a public convenience
 - (b) subject to (a) above not to use the said land or allow the same to be used for any purpose which may become a nuisance or annoyance to the Vendors adjoining property
 - (c) to erect a three feet high close boarded fence on the western boundary of the land hereby conveyed.
3. THE TRUSTEES hereby acknowledge the right of the Purchaser to production of the documents mentioned in the Second Schedule hereto and to delivery of copies thereof
4. THE VENDORS hereby covenant with the Purchasers that as soon as the said documents mentioned in the Second Schedule hereto or any of them shall come into the possession of the Vendors or the persons deriving title under them by reason of the satisfaction of the said Debenture

Stock or otherwise it or they will at the request and cost of the Purchasers or the persons deriving title under them give to them or any of them a statutory undertaking for their safe custody and that until such undertaking as aforesaid shall be given the Vendors and the persons deriving title under them shall be subject to the same obligations in all respects as if such undertaking had been given while the said documents were in their possession.

5. IT is hereby certified and declared that the transaction hereby effected does not form part of a larger transaction or of a series of transaction in respect of which the amount or value or the aggregate amount or value of the consideration exceeds Five hundred pounds.

IN WITNESS whereof the Vendor and the Purchasers have hereunto caused their Common Seals to be affixed and the Trustees have hereunto set their hands and seals the day and year first before written.

THE FIRST SCHEDULE above referred to

ALL THAT piece or parcel of land situate at Ripley in the County of Surrey and being part of the White Hart Car Park leading off the High Street Ripley aforesaid which said piece or parcel of land is for the purposes of identification only more particularly delineated on the plan annexed hereto and thereon coloured pink.

THE SECOND SCHEDULE before referred to.

15th August 1935	TRUST DEED	Friary Holroyd & Healy's Breweries Limited (1) Earl of Harrowby and John Harold Houghton (2)
30th June 1947	RECEIPT	endorsed on above mentioned Trust Deed.
29th September 1941	SUPPLEMENTAL TRUST DEED.	Friary Holroyd & Healy's Breweries Limited (1) Earl of Harrowby and John Harold Houghton (2)
18th December 1946	TRUST DEED	Friary Holroyd & Healy's Breweries Limited (1) Earl of Harrowby and John Harold Houghton (2)

THE COMMON SEAL of FRIARY HOLROYD & HEALY'S BREWERIES LIMITED was hereunto affixed by order of the Board in the presence of:-

CL H Martin } Directors
J. S. Martin }
A. H. H. H. Secretary.



SIGNED SEALED AND DELIVERED
by the said Right Honourable
John Herbert Earl of Harrowby
in the presence of:-

H Harrowby

Witness Wm F.C. Shore
Witness Sandon Hall
Stafford
Witness Secretary.

SIGNED SEALED AND DELIVERED by the
said John Harold Houghton in the
presence of:-

J H Houghton

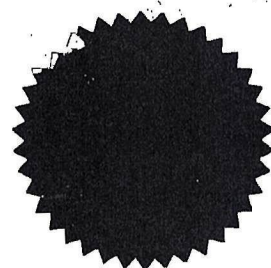
Witness J.B. Langman
Witness Nylwood, Old Avenue.
West Dyfford. Farnley.
Witness Publisher.

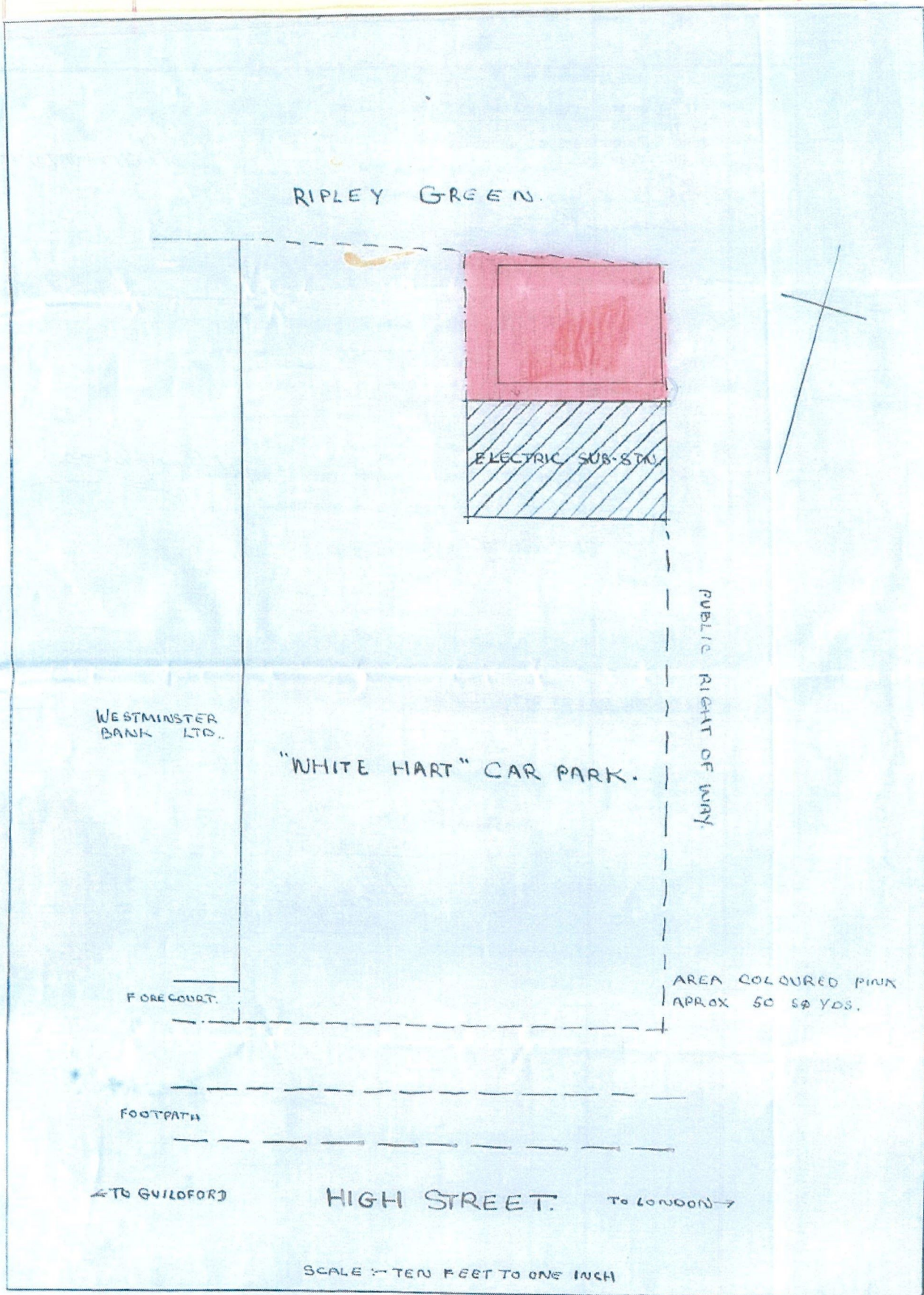
THE COMMON SEAL of THE GUILDFORD
RURAL DISTRICT COUNCIL was herewith
affixed in the presence of:-

Arthur Lippes

Chairman.

W. H. Lippes
Clerk.





ENCLOSURE
373

DATE 21st November 1991.

65

FRANK HOWARD & HEALING
PROPERTY LIMITED AND OTHERS

- 3 -

THE ATTORNEYS GENERAL
SECRET

CONVEYANCES
of land being part of the
Car Park, The White Hart,
High Wycombe in the County of Bucks.

808
93/11

MEMORIAL PLAQUE FOR VINCENT BOARD

Dear Mr Morris

I'm grateful you to for getting quotations for a memorial bench on Ripley Green, two months ago now. I understand costs have risen, but the increase from £1250 quoted on the RPC website to a confirmed price of around £1600 does put this beyond the reach of the small group of his friends wanting to commemorate Vincent Board. So we have switched to the idea of a memorial plaque on an existing bench; I discussed this in a call to your office, when the cost for a plaque was quoted as £250.

In the spirit of a true Rambler, Brian has conducted a recce and identified one bench in good condition on Ripley Green that does not already have a memorial plaque. The attached map shows its location (grid reference TQ 05327 56940). For the avoidance of any doubt, it is situated between a bench with a plaque to Freda Spickett on the left, and one with a plaque to Duncan Anderson on the right.

The wording we would like to see on the plaque is:

“In memory of Vincent Board

1949 – 2021

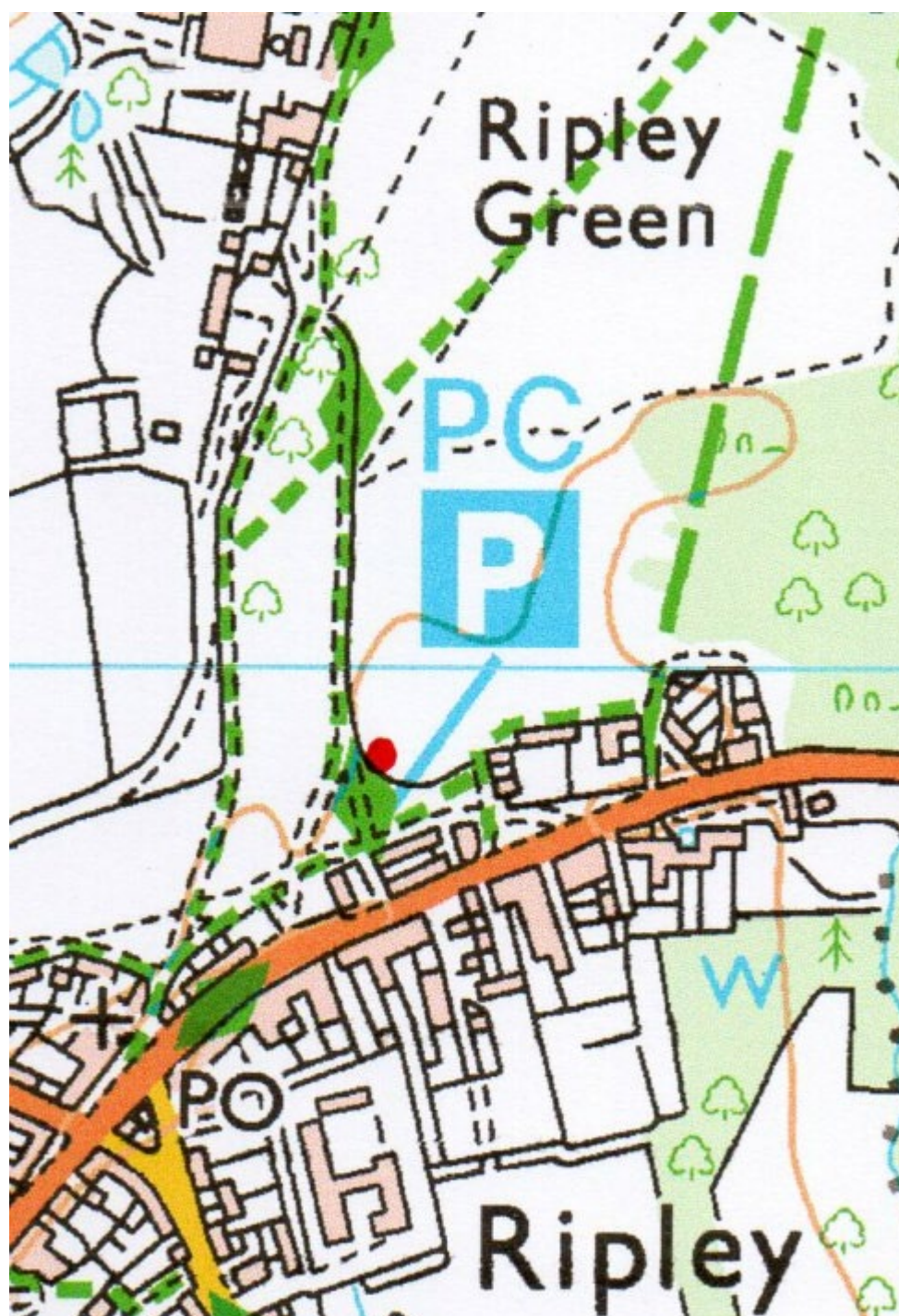
From his friends in Croydon Ramblers”

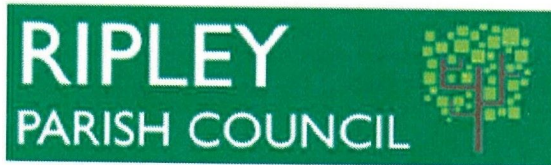
Please let me know if you require any further information, or when payment should be made.

I look forward to hearing from you.

Peter Southgate

Ripley Plaque for Vincent - selected bench.jpg





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 20th SEPTEMBER 2023 at 1800HRS at VICTORY
HOUSE**

Present: Cllr Ian Baker
Cllr Rowland Cornell
Cllr Sarah Gill (Chairperson)
Jess Caine, Assistant Clerk
Ruth Harrison, Clerk of the Council
Jim Morris, PSLCC
3 members of the public

P&E 046/23 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllr Ayears, Cllr Bimson, Cllr McLaughlin, and Cllr Shoesmith

P&E 047/23 DISCLOSURES OF INTEREST

Cllr Gill declared an interest in Agenda item 5: *Planning Applications – 23/T/00231*. Cllr Gill owned the property in question.

P&E 048/23 PUBLIC QUESTIONS

2 members of the public attended to express their views regarding the planned speed change and speed control measures through Ripley village. They considered that the traffic was so bad through Ripley that it was difficult to achieve a speed above 20mph that the scheme was a waste of money.

It was RESOLVED: Cllrs explained that the measures were part of National Highways – M25 J10/A3 Wisley Interchange Improvement Scheme update; Development Consent Order Regulation 19. Cllrs had worked to improve the scheme for the village from the initial plans and it was not being paid for from Ripley Parish Council budget.

A parishioner explained her strong objections to planning application 23/P/01258. She outlined a number of historic problems with the site and brought the flooding issues to the attention of the Council. She also brought to the attention of the Council, enforcement case EN/19/00016 with regards to the same site.

It was RESOLVED: Clerk to raise the enforcement notice concerns with Cllr Pat Owen. Cllrs would consider their response to planning application 23/P/01258 under section 5 of the agenda.

P&E 049/23 MINUTES & MATTERS ARISING

The Minutes of the Planning & Environment Committee meeting held on Wednesday 16th August 2023 were received, confirmed, and signed as a true and correct record by the Chairperson.

Matters arising:

P&E 039/23 PUBLIC QUESTIONS

ACTION ARISING: Parish clerk would inform Cllr Owen regarding concerns over planning application 23/P/01070.

It was **RESOLVED**: Cllr Owen had been informed of concerns over planning application 23/P/01070

ACTION ARISING: A letter would be sent to SCC/White bus from RPC.

It was **RESOLVED**: A letter had been sent to SCC/White bus from RPC.

P&E 050/23 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 Wednesday 15th November 2023.**

23/P/01258

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

Proposal: Change of use from agricultural land to dog exercise area to include fencing, entry vestibule, temporary animal shelter, temporary storage shed, car parking and landscaping.

Contact: Carolyn Preskett carolyn.preskett@guildford.gov.uk

Ripley Parish Council objects to Planning Application ref 23/P/01258. The proposal, including 1.8m high deer fencing, represents unacceptable development in the Green Belt, contrary to GBLPSS Policy P2, and Lovelace Neighbourhood Plan Policy LNPBE2 (b). A previous, almost identical retrospective Application (ref 21/P/02099) was withdrawn by the Applicant. This application should be refused at the earliest opportunity.

23/P/01336

Location: 3 Newark Close, Ripley, GU23 6DW.

Proposal: First floor extension with roof changes and addition of obscure glass window to side.

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

Ripley Parish Council supports Planning Application ref 23/P/01336.

23/P/01342 & 23/P/01343

Location: 17 Rose Lane, Ripley, GU23 6NE.

Proposal: Planning And Listed Building Consent for a single storey side extension to the former outbuilding following various demolition works.

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

Ripley Parish Council supports Planning Application refs 23/P/01342 & 23/P/01343, although care should be taken to ensure the parking standards set out in Lovelace Neighbourhood Plan Policy LNPI4 are adhered to. Any removed trees should be replaced in accordance with advice from Guildford Borough Council's Arborist.

2021/0150

Location: Land at the former Woodhill Sandpit, Farley Heath Road, Albury, GU5.

Proposal: Importation, deposit and engineering of inert waste material to land for the purposes of stabilising sandpit faces within a historic sandpit with restoration to forestry.

Contact: MWCD@surreycc.gov.uk

Ripley Parish Council objects to Planning Application ref 2021/0150. The proposal will generate a large number of HGV movements through the village and neighbouring parishes.

23/T/00231

Location: Wickets End, 52 Newark Lane, Ripley, GU23 6BZ.



Proposal: T1 Yew tree – Trim to shape by 12 inches all around. (TPO 10 of 2018) (Ripley Conservation Area).

Contact: Tim Holman tim.holman@guildford.gov.uk

Ripley Parish Council was unable to comment on Planning Application ref 23/T/00231. The meeting was inquorate for the item due to Cllr Gill's declaration of an interest.

23/P/01508

Location: Woodnut, 16 Papercourt Lane, Ripley, GU23 6DS.

Proposal: Erection of a single carport following demolition of existing shed.

Contact: Carolyn Preskett carolyn.preskett@guildford.gov.uk

Ripley Parish Council supports Planning Application ref 23/P/01508.

23/P/01517

Location: 2 Newark Lane, Ripley, GU23 6BZ.

Proposal: Residential development of 2 Newark Lane including demolition of existing dwelling and replacement with a two storey dwelling and demolition of existing storage buildings and cutting rooms and replacement with a two storey dwelling.

Contact: Carolyn Preskett carolyn.preskett@guildford.gov.uk

Ripley Parish Council objects to Planning Application ref 23/P/01517. GBC Conservation and Design Team's Ripley Conservation Area Appraisal July 2017 document, in Section 4: Character Areas, notes negative key features as 'dangerous conditions for pedestrians'. Ripley Parish Council objects due to the access and egress from the site, particularly with poor sight lines endangering cars and pedestrians.

P&E 051/23 PLANNING ENFORCEMENT, APPEALS, & DECISIONS

Members received and considered current planning enforcement cases in the parish. One case had been closed.

Decisions and informatives were considered for Planning Application refs 23/P/00999; 23/P/01005; 23/P/01056; 23/P/01139; 23/P/01265; and 23/P/01349.

It was RESOLVED: That the reports be noted.

P&E 052/23 PLANNING & ENVIRONMENT INFRASTRUCTURE SUB-COMMITTEE

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

i) National Highways – M25 J10/A3 Wisley Interchange Improvement Scheme update; Development Consent Order Regulation 19. There were no further updates.

ii) Local Cycling & Walking Infrastructure Plan (LCWIP).

Cllr McLaughlin had offered apologies to the meeting. There were no further updates.

P&E 053/23 PLANNING & ENVIRONMENT

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

i) Inquiry ref: APP/Y3615/W/23/3320175 Ripley Parish Council and Send Parish Council joint Rule 6 representation; notification of Public Inquiry. The Inquiry was due to begin on Tuesday 26th September. Members of Ripley and Send Parish Councils had been collaborating on the joint response.

It was RESOLVED: That the item be noted.

ii) Correspondence: *FAO the Councillors: Help Requested – National Effort to Protect Neighbourhood Development Plans* and Appeal Decision APP/P3420/W/23/3314808.

It was RESOLVED: That the correspondence be noted.

iii) Correspondence: *Guildford-Horsham Rail Reopening*.

It was RESOLVED: That the correspondence be noted.

iv) Correspondence: *Guildford-Horsham and beyond with an Arundel Curve*.

It was RESOLVED: That the correspondence be noted.

v) Correspondence: *Woodhill Sandpit Planning Application*.



It was RESOLVED: That the item be noted. The Committee had considered the Application under Agenda item 5.

vi) Consultation: *Proposals to modify Burpham Neighbourhood Area and designate a new forum.* (Closing date 12.10.2023).

It was RESOLVED: That the Consultation be noted.

vii) Correspondence: *Planning Application 23/P/01070 – Objection.*

It was RESOLVED: That the correspondence be noted.

viii) Correspondence: *Flood Forum.*

It was RESOLVED: That the correspondence be noted. Cllr McLaughlin would be asked to participate in the Flood Forum.

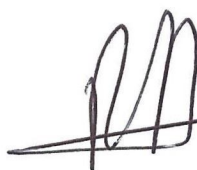
P&E 054/23 DATE OF THE NEXT P&E COMMITTEE MEETING

The next meeting of the parish council's Planning & Environment Committee was scheduled to take place on Tuesday 17th October 2023 at 18.00.

The meeting closed at 1858hrs.

Date:

17/10/23



Chairperson

R. AYBARS

To Chief Executive, Ripley Parish
Council

Woking

13/10/2023

Appendix G

Re your preparations for Guy Fawkes November 5th

Posted 24/10/2023

Dear Madam/sir,

I am NORMAN JOHNS a resident in Woking, I have been engaged with staff from Council on a training course to teach us the use of a grass/vegetation scythe in the distant past.

In Woking we still seek to safeguard the world climate, with no open fires where the organic material can be chipped and spread on the land.

When cycling through Ripley recently I noted a huge stack of wooden pallets, stacked for burning - I guess.

I had a meeting with officer in charge of Woking Fire Station on the burning issue.

Was informed that your authority have the authority to permit or ban this practice.

During my morning when I spoke with the Fire Brigade, I also contacted senior Police and Ambulance staff on the use of hot fire works and the availability to all over the shop counters.

The statements from each group, pet owners, elderly, parents of young young people and public in general is. Stop sale and use of fireworks. They are not right to be in untrained Frained Hands. NOTE The government guidance is that 5th events are to be managed by a person who has been trained in the skills of a pyrotechnic operator.

My request is that your November 5th 2024 event be staged with no damage to the climate, no use of dangerous "fire works".

If you have a fun event, music, electronic displays, food and lots of family orientated attractions.

I do not wish to hear of the public, armed with ^{example} loads of rockets which are used as missiles on British Streets.

No electronic communications. Mob [redacted] and address above.

Sincerely yours [signature]