



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

13th December 2023

To: Members of the Planning & Environment Committee

PLANNING & ENVIRONMENT COMMITTEE MEETING on WEDNESDAY 20th DECEMBER 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

Ruth Harrison
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 & MATTERS ARISING

To **RECEIVE** and **SIGN** as a correct record the Minutes of the Planning & Environment Committee meeting held 15.11.2023.

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/00797

Location: Rosemont, 39 Papercourt Lane, Ripley, Woking, GU23 6DS

Proposal: Change of use of 1.8 acre field to the rear of 39 Papercourt Lane to a dog walking facility (retrospective application). Amended application.

Contact : Lisa Botha lisa.botha@guildford.gov.uk

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; Development Consent Order Regulation 19.
- ii) Local Cycling & Walking Infrastructure Plan (LCWIP).

8. PLANNING & ENVIRONMENT

To RECEIVE and CONSIDER 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.
- ii) Licensing application: Café Beirut
- iii) Consultation for Naming a New Street at Land at White Horse Yard, White Horse Lane, Ripley.

9. DATE OF THE NEXT P&E COMMITTEE MEETING

Wednesday 17th January 2024 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

MATTERS ARISING from the MINUTES of RIPLEY PARISH COUNCIL PLANNING & ENVIRONMENT COMMITTEE MEETING held on WEDNESDAY 15th NOVEMBER 2023

P&E 043/23 PLANNING & ENVIRONMENT INFRASTRUCTURE SUB-COMMITTEE

ACTION ARISING: Provision of bike racks in the village should be considered at a future meeting in around 6 months.

P&E 053/23 PLANNING & ENVIRONMENT

ACTION ARISING: Cllr McLaughlin would be asked to participate in the Flood Forum.



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 15th NOVEMBER 2023 at 1800HRS at VICTORY
HOUSE**

Present: Cllr Richard Ayears (Chairperson)
Cllr Ian Baker
Cllr Caroline Bimson
Cllr Rowland Cornell
Cllr Paddy McLaughlin
Cllr Peter Shoesmith
Jess Caine, Assistant Clerk
Ruth Harrison, Clerk of the Council
8 members of the public

P&E 064/23 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllr Gill. Cllrs agreed that Cllr Ayears would Chair the meeting.

P&E 065/23 DISCLOSURES OF INTEREST

Cllr Bimson declared an interest in Agenda item 7i: *National Highways - M25 J10/A3 Wisley Interchange Improvement Scheme update; Development Consent Order Regulation 19*. Cllr Bimson was employed by Atkins.

Cllr McLaughlin declared an interest in planning application 22/P/01306 as his position was predetermined, having objected to it in the first instance, helped organise a local petition and was the main reason for him wanting to become a Councillor.

P&E 066/23 PUBLIC QUESTIONS

A member of the public asked about the latest situation with the Highlands farm appeal.
It was RESOLVED: The inspectorate upheld the appeal against enforcement action.

A member of the public raised the issue of the public footpath between Portsmouth Road and Papercourt Lake which he considered dangerous and in poor repair.
It was RESOLVED: This was a Surrey County Council (SCC) issue which the member of the public could raise directly. RPC would also report the issue.

A member of the public raised the issue of drains in the village, and the lack of action from Surrey County Council.
It was RESOLVED: RPC have continued to raise this issue with SCC, in particular the drain outside church. RPC have no statutory power in this matter but would also raise the issue.

P&E 067/23 MINUTES & MATTERS ARISING

The Minutes of the Planning & Environment Committee meeting held on Tuesday 17th October 2023 were received, confirmed, and signed as a true and correct record by the Chairperson.

P&E 068/23 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 17th January 2023.**

23/P/01343 and 23/P/01342

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

Proposal: Listed Building Consent for the replacement of existing windows, a single storey side extension to the former outbuilding following various demolition works (description amended 25/10/2023).

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

Ripley Parish Council supports Planning Application ref 23/P/01343 and 23/P/01342 providing it is approved by the Conservation Officer.

23/P/01607

Location: Land east and west of, Hatch Lane, Ockham, GU23 6NU

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

Outline Planning Application (all matters reserved) for part of a new settlement and Suitable Alternative Natural Greenspace (SANG) (within LPSS Policy A35 Allocation), comprising demolition of existing structures and construction of up to 200 dwellings (Class C3), provision of Suitable Alternative Natural Greenspace (SANG), other open space, landscaping, infrastructure and associated works.

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)

Ripley Parish Council objects to planning application ref 23/P/01607 because of concerns regarding highways and access. Currently there is no infrastructure to connect to, as the APP/Y3615/W/23/3320175 Land at Wisley Airfield Inquiry was still ongoing. Until the outcome of the Inquiry was decided Ripley Parish Council could not comment further.

23/P/01816

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

Proposal: Proposed roof enlargement to include one new side dormer and extension to a side dormer.

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

Ripley Parish Council noted there was no change to the number of bedrooms and therefore no concerns regarding parking.

Ripley Parish Council supports Planning Application 23/P/01816

22/P/01306

Location: Land at the former Highlands Nurseries, Portsmouth Road, Ripley, GU23 6EY

Proposal: Erection of 25 no. affordable dwellings, with vehicular and pedestrian

access, public open space, car parking, tree works and landscaping.
Contact : Jo Trask jo.trask@guildford.gov.uk)

A number of members of the public were allowed to speak and raised the following concerns with the Planning Application. The residents had brought one member per household as they appreciated the limited space at the Parish Office. However they wanted to demonstrate they felt let down by Ripley Parish Council.

- They were concerned the development was out of character for the area.
- They believed there were design flaws in the parking which would increase flooding onto the road.
- They thought the design was not sympathetic to neighbouring properties with too many dwellings on the plot.
- They considered there was issues with the sustainable source of supplies.
- They considered there were alternative sites in Ripley where the impact would not be as great.
- A member of the public was concerned that infilling would mean Ripley became part of the 'Guildford sprawl'.
- A member of the public raised concerns over traffic.
- There were concerns raised regarding wildlife.

A member of the public was concerned regarding the financial transaction for the land. Ripley Parish Council confirmed they had no financial involvement in the site.

Ripley Parish Council explained that the Lovelace Neighbourhood Plan had been agreed following a referendum and therefore represented the wishes of the residents of the village. Within the plan is support for Rural Exception Development to meet local needs (Policy LNPH2 Housing for all). Those with links to the Ripley Community would receive priority for the housing, and the housing would remain affordable for perpetuity. Houses built under Rural Exception cannot be sold and must be held for permanent rent as current regulations stand. It was noted that the development met the parking requirements of the Lovelace Neighbourhood Plan. It was noted that the concentration of properties for this development was less than houses numbered 30-65 in Georgelands, and less than Danesfield. Ripley Parish Council noted that they comment on Planning Applications collectively but as an individual. The planning decision would be made by Guildford Borough Council.

Ripley Parish Council explained the site was chosen after Surry Community Action did a survey for the village. Other sites which had been considered preferable locations at the time had not progressed due to being unable to purchase the land.

Councillor votes: 3 in favour, 1 did not vote (declared personal interest), 2 abstained.

Ripley Parish Council supports planning application 22/P/01306

Farnborough Airport

TOWN AND COUNTRY PLANNING ACT 1990

Variation of Condition 2 (aircraft movements) and 6 (aircraft weight), replacement of conditions 7 (1:10,000 risk contour) and 8 (1:100,000 risk contour), of planning permission 20/00871/REVPP determined on the 22/02/2022, in order to:

- a) to increase the maximum number of annual aircraft movements from 50,000 to 70,000 per annum, including an increase in non-weekday aircraft movements from 8,900 to 18,900 per annum, and
- b) to amend the aircraft weight category of 50,000 - 80,000 Kg, to 55,000 - 80,000 Kg, and an increase from 1,500 to 2,100 annual aircraft movements within this category, including an increase from 270 to 570 annual aircraft movements for non-weekdays, and to
- c) replace Conditions Nos. 7 (1:10,000 risk contour) and 8 (1:100,000 risk contour) with a new condition to produce Public Safety Zone maps in accordance with the Civil

Aviation Authority/ Department for Transport Requirements at Farnborough Airport
Farnborough Road Farnborough Hampshire GU14 6XA
Ripley Parish Council has no concerns or objections.

P&E 069/23 PLANNING ENFORCEMENT, APPEALS, & DECISIONS

Members received and considered current planning enforcement cases in the parish.
Decisions and informatives were considered for Planning Application refs 23/P/01508 and 23/P/01472

It was RESOLVED: That the reports be noted.

P&E 070/23 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.
Although not a statutory consultee, the following updated observations would be sent to National highways.

Following an initial review of the scheme there are some areas of concern which the Parish Council would like some clarification or amendment to the design :-

1. *Speed Limit – RPC has requested that the High Street and existing 30mph stretches of Rose Lane, Newark Lane, Dorton Way, Wentworth Close, Georgelands form a 20mph Zone which would eliminate the need for repeater signage on posts within the conservation area resulting in a visual benefit to the streetscape. The change in Speed Limit falls to SCC as National Highways apparently do not have the power to change the speed limit.*
2. *The proposed traffic island at D is a concern as it may well impact on drivers' ability to turn right from Newark Lane towards Guildford. This is a very congested junction during peak periods and right turns from Newark Lane towards Guildford are difficult/dangerous at best due to poor sight lines due to vehicles queuing in the High Street to turn right into Newark Lane towards Pyrford from the Cobham direction.*
3. *The proposed table at J maybe better located approximately 50m east of the proposed location as it may impact on the layby outside the Church and Church Row.*
4. *The proposed carriageway narrowing in Newark Lane at M should be moved east by around 100m and priority given to vehicles heading into the village centre to reduce the speed of outbound vehicles. The proposed location on the drawing would have limited effect on the stretch of Newark Lane near Wentworth Close and the existing crossing point which is a well used pedestrian to access the village green.*

ii) Local Cycling & Walking Infrastructure Plan (LCWIP).
There were no updates.

P&E 071/23 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.
It was considered that condition 4 of the transport plan of site A35 (the slips) must be delivered in full. The first line of argument is the site does not meet the requirement of A35.

However, should the Planning inspector allow the application to go ahead then the joint Rule 6 representation would need to agree a list of requirements from Section 106

ii) A3/A247 Ripley South Scheme

It was RESOLVED: that the report be noted.

iii) Tree works.

It was RESOLVED: The Oakland quote for tree works was accepted.

P&E 072/23 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 Wednesday 20th December 2023 at 18.00.

The meeting closed at 19.30hrs.

Date:

Chairperson



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: 08 December 2023

Dear Mr. Morris,

Reference: 23/P/00797

Location: Rosemont, 39 Papercourt Lane, Ripley, Woking, GU23 6DS
Proposal: Change of use of 1.8 acre field to the rear of 39 Papercourt Lane to a dog walking facility (retrospective application).
Contact : Lisa Botha (Direct Line 01483 444609, EMail lisa.botha@guildford.gov.uk)
planningenquiries@guildford.gov.uk

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

Should you wish to make any observations of this application, please write to this office within **21 days** of the date of this letter. It would be helpful if you could quote the above reference number on any correspondence. **If you have any planning queries about the proposal, please contact Lisa Botha on 01483 444609.**

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: 01/12/2023

Total Number of all Open Cases: 16

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

Total Number of **MEDIUM** Priority Cases Open: 4

Total Number of **LOW** Priority Cases Open: 12

Ripley

Total cases for parish: 16

-
- 1** **Case No:** EN/18/00104 **Received:** 23/04/2018 **Case Status:** Appeal Decided
- 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:** Appeal Decided
- Officer:** Joanna Searle **Priority:** Medium
- Location:** Valentines Farm, Rose Lane, Ripley, Woking, GU23 6NE
- Description:** Enforcement Notice relating to:
- i) Without planning permission an engineering operation consisting of the construction of a bund/raised earth platform
- ii) Without planning permission an engineering operation comprising changes to the levels of the ground, construction of a wall and fence and the laying of materials to create a hard-surfaced raised area
- iii) Without planning permission, operational development consisting of the installation of two structures
- iv) Without planning permission, an engineering operation consisting of the construction of a track shown
-
- 3** **Case No:** EN/19/00393 **Received:** 09/10/2019 **Case Status:** Planning Application Received
- Officer:** Darren Gregory **Priority:** Low
- Location:** Advanced Tree Services, Papercourt Farm, Papercourt Lane, Ripley, Woking, GU23 6DT
- Description:** Alleged unauthorised use of the land for the processing of green waste and storage
-
- 4** **Case No:** EN/20/00048 **Received:** 12/03/2020 **Case Status:** Investigating
- Officer:** Joanna Searle **Priority:** Low
- Location:** Highlands Farm, Portsmouth Road, Ripley, GU23 6EY
- Description:** Alleged unauthorised Development - erection of large scaffolding structure
-

5	Case No: EN/20/00084	Received: 30/03/2020	Case Status: Serve Enforcement Notice
	Officer: Darren Gregory		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		
6	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 development consisting of the erection of outbuildings and open storage on the land to the rear of Grafton		
7	Case No: EN/20/00342	Received: 09/11/2020	Case Status: Investigating
	Officer: Tara Lang		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: Tara Lang		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: Joanna Searle		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/22/00037	Received: 17/01/2022	Case Status: Investigating
	Officer: Peter Muir		Priority: Low
	Location: The Paddocks, Rose Lane, Ripley GU23 6NE		
	Description: Alleged unauthorised increase in area of site		
11	Case No: EN/22/00165	Received: 06/05/2022	Case Status: Investigating
	Officer: Peter Muir		Priority: Low
	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		

12	Case No: EN/22/00265	Received: 28/07/2022	Case Status: Investigating
	Officer: Peter Muir		Priority: Medium
	Location: Valentines Farm, Rose Lane, Ripley, Woking, GU23 6NE		
	Description: Without planning permission, non-compliance with planning permission 19/P/01881, granted on appeal on 12/11/2021, particularly with relation to condition 8 (no open storage) and condition 5 (timing of deliveries).		
	Without planning permission, on the land outside of the red line of planning permission 19/P/01881, the use of the Land for operation of a tyre baler, the use of the Land for non-agricultural storage and associated structures, and the use of the Land for the burning of waste		
13	Case No: EN/22/00397	Received: 10/11/2022	Case Status: Investigating
	Officer: Enforcement 2		Priority: Low
	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.		
14	Case No: EN/22/00444	Received: 14/12/2022	Case Status: Investigating
	Officer: Enforcement 2		Priority: Low
	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		
15	Case No: EN/23/00342	Received: 31/08/2023	Case Status: Investigating
	Officer: Anna Grantham		Priority: Low
	Location: Paddocks 6 and 7, Rose Lane, Ripley, GU23		
	Description: An alleged unauthorised development - the erection of an outbuilding		
16	Case No: EN/23/00419	Received: 23/10/2023	Case Status: Investigating
	Officer: Tara Lang		Priority: Low
	Location: Hurst Farm, Portsmouth Road, Ripley, Woking, GU23 6EY		
	Description: An alleged unauthorised use of land for residential and storage purposes		



Enforcement Cases Closed Ripley

Report date: 01/12/2023

Actions since: 01/11/2023

Ripley

Total cases for parish: 1

- 1 **Case No:** EN/23/00437 **Enforcement Officer:** Anna Grantham
Location: 3 Dorton Way, Ripley, Woking, GU23 6BT
Description: Alleged unauthorised development consisting of the construction of a driveway

Sign-Off Date:

Action Notes:

28/11/2023

No development has taken place. No breach established.

Detail:

1

Application Number: 23/P/01672**Stat Start Date:** 06/10/2023**App type:** Full Application**Grid Ref:** 504664 155855**Parish:** Ripley**Agent:** Alan Sharp Associates, Thursley House, 53 Station Road, Shalford, GU4 8HA**Ward:** Send & Lovelace**Final Decision:** Approve**Decision Date:** 07/12/2023**Decision Level:** Delegated**Location:** 20 Grove Heath North, Ripley, Woking, GU23 6EN**Proposal:** Erection of two storey side extension, part single/two storey rear extension and front entrance porch extension following demolition of existing rear extension and attached garage.**Conditions & Reasons****Full Permission - three years**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

Drawing numbers

The development hereby permitted shall be carried out in accordance with the following approved plans: 1631-04, 1631-05 and 1631-06 received on 06/10/2023 and 1631/07 received on 27/11/2023.

Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of proper planning.

Materials to match

The external finishes of the development hereby permitted, including making good to the retained fabric, shall match in material, colour, size, style, bonding, texture and profile those of the existing building. Reason: To ensure that the external appearance of the building is satisfactory.

Demolition of existing buildings

The development hereby approved shall only be implemented by the demolition of the existing garaging identified in drawing no. 1631/05 date stamped 06/10/2023 and shall include the removal of foundations. All of the resultant demolition materials and debris that are not to be reused in the construction of the development hereby permitted shall be removed from the site.

Reason: In the interests of the character and appearance of the area and to protect the openness of the Green Belt.

Obscure glazing and fixed shut

The window in the south eastern elevation of the development hereby approved shall be glazed with obscure glass and permanently fixed shut, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall thereafter be permanently retained as such.

Reason: In the interests of residential amenity and privacy.

Informatives**Building control informative**

If you need any advice regarding Building Regulations please do not hesitate to contact Guildford Borough Council Building Control on 01483 444545 or buildingcontrol@guildford.gov.uk

National Planning Policy Framework

This statement is provided in accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. Guildford Borough Council seek to take a positive and proactive approach to development proposals. We work with applicants in a positive and proactive manner by:

Offering a pre-application advice service in certain circumstances

Where pre-application advice has been sought and that advice has been followed we will advise applicants/agents of any further issues arising during the course of the application

Where possible officers will seek minor amendments to overcome issues identified at an early stage in the application process

However, Guildford Borough Council will generally not engage in unnecessary negotiation for fundamentally unacceptable proposals or where significant changes to an application is required.

Pre-application advice was not sought prior to submission and

Minor alterations were required to overcome concerns, these were sought and the applicant agreed to the changes

Detail:

1

Application Number: 23/P/01258**Stat Start Date:** 24/07/2023**App type:** Full Application**Grid Ref:** 505570 156341**Parish:** Ripley**Agent:** Bell Cornwell LLP, Unit 2
Meridian Office Park, Osborn
Way, Hook, RG27 9HY**Ward:** Send & Lovelace**Final Decision:** Approve**Decision Date:** 28/11/2023**Decision Level:** Delegated**Location:** Valentines Farm, Rose Lane, Ripley, Woking, 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.**Conditions & Reasons****Unique condition 2 - add own text**

The use hereby permitted shall not operate other than between the hours of 08:30 to 15.30 Mondays to Fridays (inclusive).
The use shall not operate on Saturdays, Sundays or Bank Holidays.

Reason: In the interests of residential amenities.

Unique condition 3 - add own text

There shall be no more than 40 dogs on the site at any one time during operating hours.

Reason: In the interests of residential amenities.

Unique condition 5 - add own text

No lighting shall be erected on the buildings or on any other structures within the application site unless with the prior written permission of the local planning authority.

Reason: to prevent light pollution

Full Permission - three years

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

Drawing numbers

The development hereby permitted shall be carried out in accordance with the following approved plans received on 21 July 2023.

WS-V724 C Site Plan

WS-V702 B Dog Fence Details

WS-V701 A Proposed Dog Walk Sheds

WS-V726 D Landscape Plan

WS-V725 C Location Plan

and additional plans received 3 August 2023

HDA 1 Site Location and Designations

HDA 2 Site Analysis

HDA 3 Existing Visibility of the Application Site

Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of proper planning.

Unique condition 1 - add own text

Prior to the commencement of the development a noise management scheme shall be submitted to and agreed in writing by the Local Planning Authority. The management scheme shall pay particular attention to the control of noise from barking. The scheme shall be implemented in full upon the first use of the site. The management scheme shall include a review mechanism and this shall provide for a review and (where necessary) an update of the noise management scheme on receipt of complaints substantiated by the Local Environmental Health Department or at least annually.

Reason: In the interests of neighbouring residential amenity.

Unique condition 4 - add own text

The proposed access to Rose Lane shall be provided with visibility zones in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.

Reason: The condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to promote sustainable forms of transport in accordance with the requirements of the National Planning Policy Framework 2023.

Unique condition 10 - add own text

Space shall be laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason: The condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to promote sustainable forms of transport in accordance with the requirements of the National Planning Policy Framework 2023.

Informatives**Unique informative 1 - add own text**

It is the responsibility of the developer to provide e-bike charging points with socket timers to prevent them constantly drawing a current over night or for longer than required. Signage should be considered regarding damaged or shock impacted batteries, indicating that these should not be used/charged. The design of communal bike areas should consider fire spread and there should be detection in areas where charging takes place. With regard to an e-bike socket in a domestic dwelling, the residence should have detection, and an official e-bike charger should be used. Guidance on detection can be found in BS 5839-6 for fire detection and fire alarm systems in both new and existing domestic premises and BS 5839-1 the code of practice for designing, installing, commissioning, and maintaining fire detection and alarm systems in non-domestic buildings.

National Planning Policy Framework

This statement is provided in accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. Guildford Borough Council seek to take a positive and proactive approach to development proposals. We work with applicants in a positive and proactive manner by:

Offering a pre-application advice service in certain circumstances

Where pre-application advice has been sought and that advice has been followed we will advise applicants/agents of any further issues arising during the course of the application

Where possible officers will seek minor amendments to overcome issues identified at an early stage in the application process

However, Guildford Borough Council will generally not engage in unnecessary negotiation for fundamentally unacceptable proposals or where significant changes to an application is required.

Pre-application advice was not sought prior to submission and :

Additional information was required to overcome concerns, these were sought and the applicant agreed to providing the information .

Unique informative 1 - add own text

It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle

Charging Points shall be provided in accordance with the Surrey County Council Vehicular , Cycle and Electric Vehicle Parking Guidance for New Development 2022. Where undercover parking areas (multi-storey car parks, basement or undercroft parking)

are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.

Building control informative

If you need any advice regarding Building Regulations please do not hesitate to contact Guildford Borough Council Building Control on 01483 444545 or buildingcontrol@guildford.gov.uk

Unique informative 1 - add own text

The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway

Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. Please see

<https://www.surreycc.gov.uk/roads-and-transport/permits-and-licences/vehicle-crossovers-or-dropped-kerbs>

Detail:

2

Application Number: 23/P/01342

Stat Start Date: 04/08/2023

App type: Full Application

Grid Ref: 505250 156685

Parish: Ripley

Agent: Lynn Palmer Architects Ltd, 109
High Street, Thame, , OX9 3DZ

Ward: Send & Lovelace

Final Decision: Approve
Decision Date: 27/11/2023
Decision Level: Delegated

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

Proposal: Single storey side and rear extension to dwelling and former outbuilding following various demolition works and alteration to the roof of existing rear extension (description amended 21/ 11/2023).

Conditions & Reasons

Full Permission - three years

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

Drawing numbers

The development hereby permitted shall be carried out in accordance with the following approved plans: 21066 PL 95, 21066 PL 110, 21066 PL 111, 21066 EX 90 , 21066 PL 113 received on 04/08/2023 and PL 210 A received 26/10/2023.

Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of proper planning.

Informatives

National Planning Policy Framework

This statement is provided in accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. Guildford Borough Council seek to take a positive and proactive approach to development proposals. We work with applicants in a positive and proactive manner by:

Offering a pre-application advice service in certain circumstances

Where pre-application advice has been sought and that advice has been followed we will advise applicants/agents of any further issues arising during the course of the application

Where possible officers will seek minor amendments to overcome issues identified at an early stage in the application process

However, Guildford Borough Council will generally not engage in unnecessary negotiation for fundamentally unacceptable proposals or where significant changes to an application is required.

Pre-application advice was not sought prior to submission and some additional information was required to overcome concerns, these were sought and the applicant provided this information.

Building control informative

If you need any advice regarding Building Regulations please do not hesitate to contact Guildford Borough Council Building Control on 01483 444545 or buildingcontrol@guildford.gov.uk

Detail:

3

Application Number: 23/P/01343**Stat Start Date:** 04/08/2023**App type:** Listed Building Consent**Grid Ref:** 505250 156685**Parish:** Ripley**Agent:** Lynn Palmer Architects Ltd, 109
High Street, Thame, , OX9 3DZ**Ward:** Send & Lovelace**Final Decision:** Approve**Decision Date:** 27/11/2023**Decision Level:** Delegated**Location:** 17 Rose Lane, Ripley, Woking, GU23 6NE**Proposal:** Listed Building Consent for the replacement of existing windows, single storey side and rear extension to dwelling and former outbuilding following various demolition works and alteration to the roof of existing rear extension.**Conditions & Reasons****Listed Building Consent**

The works for which listed building consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

Reason: In pursuance of Section 196D of the Town and Country Planning Act 1990 and Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Drawing numbers

The works hereby permitted shall be carried out in accordance with the following approved plans: 21066 PL 110, 21066 PL 95, 21066 PL 111, 21066 PL 113, 21066 EX 90 received on 04/08/2023 and PL 210 A received 26/10/2023.

Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of proper planning.

Joinery details: internal &/or external

The windows within the west elevation of the listed building shall not be replaced until detailed drawings of all new internal and external joinery details including windows (depth of reveal, method of opening, details of heads, cills and lintels) have been submitted to and approved in writing by the local planning authority. The submitted details be at a scale of not less than 1:20 sample elevations, horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details.

Reason: To safeguard the special architectural and historic interest of the listed building /In the interest of the character and appearance of the conservation area / To ensure that the external appearance of the building is satisfactory .

Unique condition 10 - add own text

Prior to the commencement of any works above slab level works, a written schedule with details of the source/ manufacturer, colour and finish, OR samples on request, of all external facing, roof materials and rainwater goods shall be provided. This must include the details of embodied carbon/ energy (environmental credentials) of all external materials. These shall be submitted to and approved in writing by the Local Planning Authority and the works shall be carried out using only those detailed.

Reason: To ensure that a satisfactory external appearance is achieved to preserve the listed building and its setting and to ensure materials that are lower in carbon are chosen.

No Conditions / Reasons / Informatives

Parish: Ripley

Ward: Send & Lovelace

Total Decisions:

4

Detail:

4

Application Number: 23/P/01849**Stat Start Date:** 27/10/2023**App type:** C of Lawfulness for Proposed Use or Dev**Grid Ref:** 504666 156054**Parish:** Ripley**Agent:** Sharp Design Association Ltd,
34 Inverclyde Cottage, Newark
Lane, Ripley, GU23 6BZ**Ward:** Send & Lovelace**Final Decision:** Approve**Decision Date:** 28/11/2023**Decision Level:** Delegated**Location:** 2 Grove Heath North, Ripley, Woking, GU23 6EN**Proposal:** Certificate of lawfulness for a proposed development to establish whether the construction of a single storey rear and side extension would be lawful.**Informatives****Unique informative 1 - add own text**

The assessment of this certificate has been made using a desktop study of the information provided with the application and the determination is based on that information provided. If this information is NOT accurate then it could affect the lawfulness or otherwise of the proposals.

Building control informative

If you need any advice regarding Building Regulations please do not hesitate to contact Guildford Borough Council Building Control on 01483 444545 or buildingcontrol@guildford.gov.uk

Drawing numbers - refusals

This decision relates expressly to drawing(s) SDA:023:RIP:PA:001 REV A, 482RP200, 482RP300 and additional information received on 03/11/2023 and SDA:022:RIP:PA:002 REV B received on 06/11/2023.

Unique informative 1 - add own text

In accordance with Class AA.3(a), the Applicant is advised that the development is permitted by Class A subject to the following condition:

the materials used in any exterior work shall be of similar appearance to those used in the construction of the exterior of the existing dwellinghouse

Planning Applications

1

Application Ref: 23/P/01821**Case Officer:** Deborah Soulsby**App type:** C of Lawfulness for Proposed Use or Dev**Direct Line:** 01483 444361**Parish:** Ripley**Stat. Start Date:** 28/11/2023**Ward:** Send & Lovelace**Grid Ref:** 505457 156898**Decision Level:** DEL**Agent:** Not Applicable**Location:** 186 High Street, Ripley, Woking, GU23 6BB**Proposal:** Certificate of lawfulness to establish whether the proposed use of the premises as a coffee shop/cafe (use class E) is lawful.

Works to Trees

2

Application Ref: 23/T/00331**Case Officer:** Tim Holman**App type:** Trees in Conservation Area**Direct Line:** 01483 444946**Parish:** Ripley**Stat. Start Date:** 28/11/2023**Ward:** Send & Lovelace**Grid Ref:** 505314 156678**Decision Level:****Agent:** Heritage Trees Ltd, Unit 3b, Orchard cottage,
Thorney Mill Road, SL09AN**Location:** Street Record, White Hart Close, Ripley**Proposal:** G1 Holly group - Crown Lift by 2m . T1 Mountain Ash - Reduce lateral branches by 1.5m. T4 - Robinia - Reduce lateral branches by 1.5m. T5 Large leafed Lime - Crown lift by 3m. T 11 Norway Maple - Crown lift to approx 4m

Subject: Cafe Beirut - 20028 - Notification of New Application

From: Regulatory Services <regulatoryservices@guildford.gov.uk>

Date: 05/12/2023, 14:51

To: Councillors <Councillors@guildford.gov.uk>, Parish Clerks <ParishClerks@guildford.gov.uk>, Web Team <WebTeam@guildford.gov.uk>

Dear all,

We have received the application listed below.

Should you wish to make any representations, these must be in writing, either by email to regulatoryservices@guildford.gov.uk or to the Licensing Team, Guildford Borough Council, Millmead House, Millmead, Guildford, GU2 4BB, and these must be made by the representation date below. Please note, if you are making a representation you must refer to the possible impact of the application on one or more of the licensing objectives. Any representation made after the representation date below cannot be considered.

If you are considering making a representation, please read the current guidance issued under section 182 of the Licensing Act 2003 (<https://www.gov.uk/government/publications/explanatory-memorandum-revised-guidance-issued-under-s-182-of-licensing-act-2003>), and be aware that in accordance with the Licensing Act 2003:

1. Only representations that refer to the likely impact of the application on one or more of the licensing objectives will be accepted as relevant, and it is recommended that some evidence is given to support any representation
2. Should relevant representations be received, the application is required to be determined by a Licensing Sub-Committee and all parties will be invited to attend the hearing unless the application is a Minor Variation, in which case it will be determined by a licensing officer.
3. At the hearing, the Licensing Sub-Committee **must look to grant the application**, and will only refuse an application as a last resort and if the Sub-Committee feel that there are no appropriate conditions or modifications to the application that would address the concerns raised in a relevant representation.
4. Should the future or current operation of a premises be undermining the licensing objectives, any person can call for a review of the licence/certificate, and where there is no evidence to support a representation, it would be better to wait and see what impact the grant of the application has, and if necessary, call a review of the licence/certificate.
5. If you are considering making a representation, please contact the licensing team as soon as possible to discuss your concerns and the best way for you to raise this with the applicant, which might not be as part of this application process.

Date received	5/12/2023	Premises Address	1-2 London House High Street Ripley
Representation Date	2/1/2024		
Type of application (new/variation /review/minor variation)	New		
Brief description of application	A café serving hot and cold foods, drinks and alcohol		

To the webteam: Please upload the attached document to [this webpage](#) as usual, by midday tomorrow.

Caseworker Team

Customer, Case and Parking Services

Guildford Borough Council

Millmead House, Millmead, Guildford, Surrey, GU2 4BB

Tel: 01483 505050 | Email: regulatoryservices@guildford.gov.uk

[Guildford Borough Council](#)

[Twitter](#) | [Facebook](#) | [Instagram](#) | [Sign up to our enewsletter](#)

Have you registered for your new MyGuildford account?

Your MyGuildford account gives you personalised access to a range of our services in one place. You can make requests, track progress, view your balance or bills and update your details. For more information or to register go

to <https://my.guildford.gov.uk/customers/s/login/SelfRegister>

Guildford Borough Council has arrangements for handling sensitive emails. For more information on how you may be affected please go to www.guildford.gov.uk/SecureEmail. If you have received this message in error, please (a) notify the sender immediately, (b) destroy this email and any attachments, and (c) do not use, copy, and/or disclose this email or any attachments to any person.

Guildford Borough Council regularly updates virus software to ensure as far as possible that its networks are free of viruses. However, you will need to check this message and any attachments for viruses as Guildford Borough Council can take no responsibility for any computer virus that might be transferred by this email.

The contents of this email may not reflect Guildford Borough Council policy. We store and monitor all emails and attachments sent and received by Guildford Borough Council employees in our Cryoserver system for up to 5 years to prevent misuse of the Council's networks.

This message has been scanned for malware by Forcepoint. www.forcepoint.com

Attachments:

2023.12.05 Application_Redacted.pdf	343 KB
2023.12.05 Floor Plan_Redacted.pdf	435 KB