



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

10th January 2024

To: Members of the Planning & Environment Committee

**PLANNING & ENVIRONMENT COMMITTEE MEETING on WEDNESDAY 17th JANUARY 2024
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 20.12.2023

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/02066

Location: Fernwood, Nurseries, Tithebarns Lane, Send, GU23 7LE

Proposal: Demolition of three nursery buildings and erection of three replacement buildings for classic/specialist car repairs and restoration (retrospective application).

Contact : Victoria Bates victoria.bates@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.

9. DATE OF THE NEXT P&E COMMITTEE MEETING

Wednesday 21st February 2024 at 1800hrs at Victory House.

**MINUTES of RIPLEY PARISH COUNCIL PLANNING & ENVIRONMENT COMMITTEE
MEETING held on WEDNESDAY 20th DECEMBER 2023 at 1800HRS at VICTORY
HOUSE**

Present: Cllr Richard Ayears
Cllr Ian Baker
Cllr Caroline Bimson
Cllr Sarah Gill (Chairperson)
Cllr Paddy McLaughlin
Ruth Harrison, Clerk of the Council
3 members of the public

P&E 073/23 APOLOGIES FOR ABSENCE

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

P&E 074/23 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.

P&E 075/23 PUBLIC QUESTIONS

It was RESOLVED: Members of the public were allowed to speak under item 077/23

P&E 076/23 MINUTES & MATTERS ARISING

The Minutes of the Planning & Environment Committee meeting held on Wednesday 15th November 2023 were received, confirmed, and signed as a true and correct record by the Chairperson.

P&E 077/23 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 February 2023.**

23/P/00797 (re-consultation)

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

Mrs James of 39 Papercourt Lane, explained in response to the Parish Council's comments on this application previously, she had voluntarily reduced the opening hours with closure on Sundays to take effect from 07/01/2024.

Ripley Parish Council now supports Planning Application 23/P/00797

2020/0080 (re-consultation)

SITE: Valentines Farm, Rose Lane, Ripley, Surrey GU23 6NE

PROPOSAL: Change of use of land from agriculture to wood waste processing, including construction and use of a building for the processing of wood waste and storage of processed materials, construction and use of external storage bays for the storage of unprocessed wood waste, and provision and use of concrete hardstanding; and, change of use of existing detached stable block to office and welfare facilities ancillary to the wood waste processing facility.

APPLICANT: Challenge Fencing and Titan Garden Buildings

GRID REF: 505453 156305

A member of the public expressed her concern over planning application 2020/0080. She considered this to be the last bit of green space on the site. Local allotment holders have complained of toxic run off from this site.

Ripley Parish Council objects to Planning Application 2020/0080

Ripley Parish Council considers the application is not consistent with Lovelace Neighbourhood Plan LNPBE2 which supports proposals relating to agricultural use where it is demonstrated that:

- a) They are consistent with agricultural or horticultural activity
- b) They do not cause significant nuisance to neighbours by way of noise, smell, light pollution, increased carbon emissions or other nuisance.
- c) They do not have a negative impact on the TBHSPA

The change of use from agriculture to wood waste treatment is not consistent with this. Ripley Parish Council is concerned regarding additional run off into neighbouring allotments. Neighbouring properties have expressed their concerns to the Parish Council over the already significant large goods vehicle movements in excess of current planning permissions and noise nuisance to neighbours which would be exacerbated by this proposal. Significant nuisance includes noise from cutting and chipping, chemical run off, odour and excessive traffic and road damage.

The National Planning Policy Framework (Section 6/89) asserts that where locations are not well served by public transport that "in these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunity to make a location more sustainable." Ripley Parish Council is concerned regarding access to the site, on a rural road, in close proximity to a school. The HGV traffic passes between the school and its playground. The current levels of traffic to the site already cause problems locally and a further increase would have a severe detrimental effect to the rural nature of Rose Lane.

The National Planning Policy Framework Section 13 states:

152. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

153. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

154. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

(a) buildings for agriculture and forestry;

(b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

(c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

(d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

(e) limited infilling in villages;

(f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

(g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or**
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.**

Ripley Parish Council considers the application for a Wood waste treatment facility fails on all counts of a-g above. Furthermore Ripley Parish Council considers this application affects the openness of the Green Belt and the views from the adjacent conservation area. No exceptional circumstances have been demonstrated for this change of use and development. It considers the potential harm to the Green Belt from noise, traffic and the impact on the rural nature of Rose Lane has not been outweighed by other considerations.

Ripley Parish Council note that the Inspectorate have recently upheld the appeal against enforcement action at this site.

P&E 078/23 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/01672, 23/P/01258, 23/P/01342, 23/P/01343 and 23/P/01849.

It was RESOLVED: That the reports be noted.

P&E 079/23 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.

The final proposal was still being finalised.

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

This would be discussed at another meeting.

P&E 80/23 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 had finished after 32 days of hearing and a huge amount of Councillor resource.

It was noted that GBC had supported the development in its final submission.

The following extract is taken from Ripley and Send Rule 6 Closing statement:

“Ripley and Send Rule 6 party upholds its argument that the appeal application fails to comply with the GBC Development Plan as a whole. In particular, requirement 4, of the transport strategy of A35, and requirements SRN 9 and SRN 10 of the GBC Transport Strategy. In so doing, the appeal proposals also fail to comply with paragraph 111 of the NPPF. The alternative package of mitigation proposed by the appellant is weak and will not be 'comparable' mitigation as requirement 7 of the transport strategy of A35 stipulates. Furthermore, the Section 106 agreement is weak on the delivery of the mitigation measures, as there is no certainty on the timing of when these measures will be introduced to the LRN. Send and Ripley Rule 6 party also contends that the appeal proposals fail to comply with paragraph 110 of the NPPF, as sustainable transport is not delivered and LNP 12 (d) is not met. There is no assurance in section 106 that speculation of extended bus services to Woking will be delivered.”

ii) Licensing application: Café Beirut.

It was RESOLVED: That the report be noted.

iii) Consultation for Naming a New Street at Land at White Horse Yard, White Horse Lane, Ripley.

Ripley Parish Council had objected to the name Black Barn Close for Planning reference 20/P/01057. Alternative suggestions had been rejected. The developers would be contacted to see if they had alternative suggestions.

P&E 081/23 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 17th January 2023 at 18.00.

The meeting closed at 19.00hrs.

Date:

Chairperson



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 20th DECEMBER 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.



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Ruth Harrison
Ripley Parish Council
Victory House
High Street
Ripley
Surrey
GU23 6AF

Date: 08 January 2024

Dear Ruth Harrison

Reference: 23/P/02066

Location: Fernwood, Nurseries, Tithebarns Lane, Send, GU23 7LE
Proposal: Demolition of three nursery buildings and erection of three replacement buildings for classic/specialist car repairs and restoration (retrospective application).
Contact : Victoria Bates (Direct Line 01483 505050, EMail victoria.bates@guildford.gov.uk) planningenquiries@guildford.gov.uk

I am writing to inform you of the above application which can also be viewed online at www.guildford.gov.uk/planning

Should you wish to make any observations of this application, please write to this office within 21 days of the date of this letter. It would be helpful if you could quote the above reference number on any correspondence.

I would add that under the provisions of the Local Government (Access to Information) Act 1985, any representations you wish to make are available for inspection by the public.

Yours sincerely

Claire Upton-Brown
Executive Head - Planning Development

Current Enforcement Cases Ripley

Report date: 01/01/2024

Total Number of all Open Cases: 18

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

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

Total Number of **LOW** Priority Cases Open: 14

Ripley	Total cases for parish: 18
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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: Peter Muir		Priority: Low
	Location: Hurst Farm, Portsmouth Road, Ripley, Woking, GU23 6EY		
	Description: The use of the land for the following uses: storage of vehicles, storage of a mobile home, siting of a caravan for residential purposes, the siting of a caravan for leisure/recreational purposes and the erection of a large building.		
8	Case No: EN/21/00004	Received: 05/01/2021	Case Status: Investigating
	Officer: Peter Muir		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: Serve Planning Contravention Notice
	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 1 (approved plans), 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: Peter Muir		Priority: Low
	Location: Hurst Farm, Portsmouth Road, Ripley, Woking, GU23 6EY		
	Description: Without planning permission the siting of a caravan for residential purposes.		
17	Case No: EN/23/00474	Received: 08/12/2023	Case Status: Investigating
	Officer: Peter Muir		Priority: Low
	Location: Land between Grandis Cottages and Hurst Farm, Portsmouth Road, Ripley GU23 6AB		
	Description: Alleged unauthorised development consisting of the erection of buildings on farmland		
18	Case No: EN/23/00479	Received: 14/12/2023	Case Status: Investigating
	Officer: Peter Muir		Priority: Low
	Location: Playing Field, Ripley Court School, Rose Lane, Ripley		
	Description: Alleged unauthorised development - the resurfacing of the school car park and the erection of 2 lamp posts/spot lights in a Conservation Area without planning permission		



Enforcement Cases Closed
No cases present

Report date: 01/01/2024

Actions since:

No cases present

Total cases for parish:

0

Case No:

Enforcement Officer:

Location:

Description:

Sign-Off Date:

Action Notes: