



Ruth Harrison, Clerk to the Council

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

10th April 2024

To: Members of the Planning & Environment Committee

PLANNING & ENVIRONMENT COMMITTEE MEETING on WEDNESDAY 17th APRIL 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 20.03.2024.

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/00836

Location: Land at Garlicks Arch, Send Marsh/Burnt Common, Portsmouth Road, Send.

Proposal: Reserved matters application pursuant to outline application 19/P/02223 to consider appearance, layout landscape and scale in respect of 119 dwellings and associated car parking spaces, open space and infrastructure. (Amended details received 14.03.2024 for layout, appearance, landscaping, drainage, ecology, energy).

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

Ockham Parish Council, informed via Colin Cross

Reference: 24/P/00169

Location: Nutberry Fruit Farm, Portsmouth Road, Ripley, Woking, GU23 6BA

Proposal: Change of use of land for camping fields, with children's play area, 10 "glamping" holiday accommodation lodges, solar array, managers lodge, machinery store, bin store and associated access/parking.

24/P/00445

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

Proposal: New car port with log store.

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

6. PLANNING ENFORCEMENT, APPEALS, & DECISIONS

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

i) Valentines Farm: Goods Vehicle Operator's License VO application reference: OK2072729R, by LASCH LIMITED.

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 and general Highways update.

ii) Correspondence: Roy Harrington in regards to 7i)

iii) 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) Flood forum - minutes from the meeting of 22nd March

9. DATE OF THE NEXT P&E COMMITTEE MEETING

Wednesday 15th May 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

**MINUTES of RIPLEY PARISH COUNCIL PLANNING & ENVIRONMENT COMMITTEE
MEETING held on WEDNESDAY 20th MARCH 2024 at 1800HRS at VICTORY HOUSE**

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

P&E 100/24 APOLOGIES FOR ABSENCE

There were no apologies for absence.

P&E 101/24 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 102/24 PUBLIC QUESTIONS

There were no public questions.

P&E 103/24 MINUTES & MATTERS ARISING

The Minutes of the Planning & Environment Committee meeting held on Tuesday 20th February 2024 were received, confirmed, and signed as a true and correct record by the Chairperson.

P&E 104/24 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 May 2024.**

19/P/01126 (Appeal)

Location: The Shed Factory, Portsmouth Road, Ripley, Woking, GU23 6EW
Proposal: Erection of 7 residential units, retention of commercial sales area in separate building for established garden shed business and associated

development together with demolition of existing building and retention of some display sheds/outbuildings.

Ripley Parish Council objects to the appeal of 19/P/01126 on the grounds that only eighteen numbered parking spaces were included in "Appendix 5a - amended block plan (showing red line and footpath removed)". Furthermore, dimensions quoted in the appeal statement are not present on Appendix 5a, which are necessary to verify if the planning application is compliant with policy. Dimensions were added to the policy to ensure that parking spaces are accessible for all.

The appeal states that bin stores would be removed back to the road. Ripley Parish Council requires confirmation from the Local Authority that the bin location meets their requirements for operatives to collect from the main road without having to enter the site where there is insufficient vehicular turning space for Guildford Borough Council (GBC) refuse waste removal vehicles. This contravenes the Parking Standards for New Development Supplementary Planning Document (2023), hereafter referred to as PSND. Furthermore, this contravenes the Lovelace Neighbourhood Plan (2021), hereafter referred to as the LNP.

Policy LNPH3: Housing Design and Density

Development proposals will be supported providing they are well designed, enhance the special qualities of each location and are sympathetic to local character and history, and where:

- o) Service roads within major developments and culs-de-sac must be of a size sufficient for service vehicle access and have turning space.
- p) Bin stores should be unobtrusive and accessible from the road.

Policy LNPI4: Parking

- a) All developments must provide sufficient provision for off-street parking within their own boundaries and, as a minimum, comply with the adopted standards.
- b) Parking bays on-plot must be a minimum of 6m x 2.6m, or 7m x 2.6m if parallel parked, and garages should have a minimum internal size of 7m x 3m to facilitate inclusive mobility for all residents.
- c) Proposals to increase the number of bedrooms in a property, where this requires planning permission, must include a commensurate increase in the number of off-street car parking Spaces.
- d) Minimum parking standards required are:
 - i. Studio apartments: 1 car Space
 - ii. 1 bedroom dwelling: 1 car Space
 - iii. 2 bedroom dwelling: 2 car Spaces
 - iv. 3 bedroom or larger dwelling: 3 car Spaces
 - v. Elderly (sheltered): 0.5 car Spaces per unit

22/P/01552 (Appeal)

Location: Land to the rear of The Kilns, 2, Portsmouth Road, Ripley, GU23 6EZ
Proposal: Erection of one dwelling following demolition of existing non-agricultural buildings.

Ripley Parish Council reiterates the previous objections of Planning Application ref 22/P/01552. The proposal site is neither within the identified settlement boundary nor can it be demonstrated that it should be considered within the village, and therefore cannot be classed as infill development under GBC LPSS Policy P2. The proposal would result in a detrimental impact on the openness of the Green Belt.

24/P/00288

Location: Waterside Cottage, Milestone Close, Ripley, Woking, GU23 6EP

Proposal: Erection of a two storey rear extension following the demolition of a rear conservatory.

Ripley Parish Council supports Planning Application 24/P/00288.

24/P/00109

Location: Unit 1, Valentines Farm, Rose Lane, Ripley, GU23 6NE

Proposal: Change of use from Use classes B1, B2 and B8 to use as a dog swimming pool (Sui Generis) (retrospective application).

Ripley Parish Council objects to Planning Application 24/P/00109 due to Valentines Farm on the grounds that there are insufficient details with regards to vehicle movement and access to the site and using a track that enters from Rose Lane that is subject to an Enforcement action to have it removed in May 2024. Furthermore, the noise pollution from dogs barking and additional vehicles on roads will impact local residents.

P&E 105/24 PLANNING ENFORCEMENT, APPEALS, & DECISIONS

Members received and considered planning enforcement cases in the parish. Decisions and informatives were received for 23/P/00484, 24/P/00043, 23/P/00797 and 23/P/01816

It was RESOLVED: That the reports be noted.

P&E 106/24 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.
Cllr Richard Ayears reported that there have been no further communications from the Project Manager for M25J10/A3 Wisley interchange but reiterated that Surrey County Council have confirmed that traffic calming in the village has been approved. This is currently pending detailed drawings of speed table locations and speed zones, which is due by August 2024.
- ii) Local Cycling & Walking Infrastructure Plan (LCWIP).
There were no updates.

P&E 107/24 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.
There were no updates.
- ii) Flood forum
Cllr Paddy McLaughlin and Assistant Clerk Jess Caine confirmed that they will be attending a flood forum that will be held on Friday, 22nd March 2024. Angela Richardson MP will be chairing the meeting, and the other expected attendees include representatives from the eight local parishes, Surrey County Council, Guildford Borough Council, Thames Water, and the Environment Agency.
Cllr Paddy McLaughlin reported that there are repair and maintenance issues within the village that have been neglected for between twenty-five and thirty years.

Cllr Richard Ayears reported that the blocked drain at Grove Heath Road junction of Portsmouth Road and the blocked drain thirty metres east of Grove Heath North junction of Portsmouth Road had been reported to Vincent Lovegrove, a highways maintenance officer at Surrey County Council. Vincent Lovegrove confirmed that the drains will be investigated in April 2024.

P&E 108/24 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 April 2024 at 18.00.

The meeting closed at 19.00 hrs.

Date:

Chairperson



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

Date: 21 March 2024

Dear Mr. Morris,

Reference: 23/P/00836

Location: Land at Garlicks Arch, Send Marsh/Burnt Common, Portsmouth Road, Send

Proposal: Reserved matters application pursuant to outline application 19/P/02223 to consider appearance, layout landscape and scale in respect of 119 dwellings and associated car parking spaces, open space and infrastructure. (Amended details received 14.03.2024 for layout, appearance, landscaping, drainage, ecology, energy).

Contact : Kelly Jethwa (Direct Line 01483 444 641, EMail kelly.jethwa@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 Kelly Jethwa on 01483 444 641.**

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

Ockham Parish Council
c/o All Saints' Church
Ockham Road North
Ockham GU23 6NL

Planningenquiries@guildford.gov.uk

22nd March 2024

Dear Planning

Reference: 24/P/00169

Location: Nutberry Fruit Farm, Portsmouth Road, Ripley, Woking, GU23 6BA

Proposal: Change of use of land for camping fields, with children's play area, 10 "glamping" holiday accommodation lodges, solar array, managers lodge, machinery store, bin store and associated access/parking

We are in receipt of the application above and we note that pre-application advice was sought from GBC in August 2022 and that the officer's response has been provided alongside the other application documents. Having examined the information provided, Ockham Parish Council object as follows:

Transport impacts

The existing and proposed access arrangements onto the site are on a busy stretch of Portsmouth Road with a speed limit of 40 mph. An increase in vehicles using this point for access and egress will have critical impact on the LRN in terms of safety particularly when considered that many users of the Wisley Lane Diversion will access RHS and A3 via Ripley High Street to avoid wasted time using the SRN. This will lead to far higher traffic usage on this stretch than already exists. This is in addition to the fact that the Ockham Park roundabout, already heavily used, will bear considerable traffic increase. All these traffic impacts need to be taken into account when considering this application and we are surprised that the applicant hasn't been asked by LPA to commission a transport plan to cover off this and other issues.

Due to the location some way from a mainline station and close to the SRN, the site will inevitably only be accessed by private vehicle for all users. There is a proposed 1x parking space allocated for each of the 10x pods but the documents state that additional parking will be made available as required, clearly indicating that the applicant has anticipated a significant number of vehicles on site. This will be as a result of users having more than 1x vehicle on site and through the provision of space for conventional tents for camping bringing in more cars.

Although there is pedestrian access to reach local services at Ripley and PRoW nearby leading to other facilities ie RHS Wisley, we expect most users would resort to their cars rather than navigate busy Portsmouth Road with children and pets.

Harm due to change of use of land

Development of this site would mean a loss of some of the agricultural land and whilst we are not aware of the land being used for agricultural purposes in recent years but instead as a weekly and sometimes twice weekly site for car boot sales, the loss of any land through development is a significant consideration at a time when we need to ensure that, on a national basis, we have

greater food security. We do support any initiatives to grow the rural economy and are aware of the importance of diversification for farmers but feel that the harm through change of use of any green space/agricultural land outweighs any benefit in this case.

Harm to Ecology

The site falls within the 400m to 5k of the Thames Basin Heath Special Protection Area.

A Preliminary Ecological Appraisal was carried out in 2023 including a walkover survey in June 2023 by Deepdene Ecology Ltd. It is noted that the report states some clearance works had been carried out prior to the inspection. This would have lowered the biodiversity baseline as a result.

We are surprised to learn that assessment for great crested newts has been scoped out. The site is within a short distance of Stratford Brook and the Mill Tail, both tributaries of the River Wey. There have been GCN found at Boldermere and on FWA where Stratford Brook runs along the boundary. We were surprised to read that there was no evidence of badgers at the inspection as we know that there are numerous setts within a close radius. The appraisal suggested that badgers may use the site for foraging and it also states that the grassland is considered to have suitability to support individual reptiles, bats, hedgehogs and nesting birds. We would recommend that further assessment is carried out as this site will inevitably provide habitats to support the TBHSPA which lies just north of the site. This green space will also support the adjacent RHS Wisley as well as SSSI, SNCI and LNR land all within a very close radius of the site. On this point, displacement of species and habitats due to the NH construction compound on a very large section of Nutberry Farm will perhaps have impacted more severely on the remaining area of Nutberry Farm and this needs to be further assessed.

This proposal does not meet requirements of P5 of GBLP 2019 and although we note that the proposal includes measures to enhance biodiversity on site (ie increasing hedgerows), we believe these could go further and overall, we do not believe the proposal adequately meets the requirements of ID4 of GBLP 2019.

Harm to heritage assets and local amenity

Whilst the Planning Statement notes at 6.42 that the site is *outside any defined settlement boundary*, it does fall within the Parish of Ockham and Bridgefoot Farm and 1 & 2 Bridgefoot Farm Cottages are Grade II Listed and are adjacent with Bridgefoot Farm sharing a boundary with the proposal site. The proposal site also lies close to the Ockham Mill Conservation Area which has several Listed buildings as well as being close to RHS Wisley where both Park and Garden are Grade II* Listed. These heritage assets will all be impacted by the proposal as there will be noise pollution from the site including the children's playground area and light pollution from the site as a whole which will cause harm to neighbouring properties as well as to local ecology.

Glamping and its associated connection with the 'great outdoors' will no doubt also encourage the use of campfires and with it the danger of fires and the harm from emissions as a result. The presence of pv panels on the machinery store and in the plant enclosure will cause reflection issues and is contrary to NPPF 156.

There is a suggestion that noise can be mitigated by a condition requiring that noise ceases at 11 pm. We are not sure how the applicant can realistically enforce this, meaning that although we applaud the intention, the reality will be quite different.

Surface water impacts

The surface water run off towards existing watercourses out of the red line of the development is a concern in light of the high water table within this area. Local flooding has caused serious issues recently with the junction of Ockham Road North and Ockham Park roundabout flooding multiple times, foul water discharge from surging manholes at Bridgefoot Farm and on nearby Ripley Green and ponding across Mill Lane have also been critical local issues in recent years. We would expect to see a much more thorough surface water discharge plan and adherence to recommendations within P4 of GBLP 2019.

Inappropriate development within the Green Belt

We do not agree that the proposal falls into an exceptional category when it comes to avoiding harm to the Green Belt. Rather than meeting requirements of NPPF, this proposal is inappropriate and will cause harm to the openness of the Green Belt and there are no special circumstances. The interpretation that this site meets NPPF 154b, 155e exception of providing appropriate outdoor recreation is not valid as it falls within a very narrow category of being available only to a limited number of paying customers, not generally available for the good of all and the proposal will cause harm.

There is currently consent for one dwelling only at Nutberry Farm 20/P/00222 and National Highways are obligated to return their construction compound to farmland post completion of the M25J10A3 DCO project. Consent granted for this proposal in a site which is designated Green Belt is inevitably going to cause harm. The Planning Statement acknowledges at 6.9 that the proposal will have an impact on the openness of the Green Belt and on this basis alone, it should be refused. We do not want to see precedent for further development in this location set by this proposal.

The proposal is contrary to P2 of GBLP 2019.

Other sustainability issues

We support the aspiration of sustainable power for the proposal but we are not confident that the pv panels will create sufficient power to support the requirements of the site. EV charging requires a significant amount of power and the pv panels will be stretched to meet demand of this let alone general electricity requirements of the pod users. We do not believe that this proposal meets policy D2 of GBLP 2019 and in any case, a large area of pv panels within the Green Belt is inappropriate development.

Lack of reference to the Lovelace Neighbourhood Plan

It is disappointing to note that there is no reference to the policies of the Lovelace Neighbourhood Plan in this application. The proposal fails on multiple grounds: LNPH1b, LNPH1J, LNPEN1B, LNPEN4, LNPBE1A-E, LNPBE2A-C.

In summary, Ockham Parish Council believe that this proposal fails to meet multiple policy requirements and is inappropriate development within the Green Belt with no special circumstances. We recommend refusal.

Yours faithfully

Imogen Jamieson
For Ockham Parish Council



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

Date: 03 April 2024

Dear Ruth Harrison

Reference: 24/P/00445

Location: The Kilns, 2 Portsmouth Road, Ripley, Woking, GU23 6EZ
Proposal: New car port with log store.
Contact : Holly Craig (Direct Line 01483 444547, EMail
holly.craig@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: 01/04/2024

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

-
- 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: Serve Planning Contravention Notice
	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/21/00019	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		
9	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		
10	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		
11	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.

12	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.		
13	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		
14	Case No: EN/23/00419	Received: 23/10/2023	Case Status: Serve Planning Contravention Notice
	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.		
15	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		
16	Case No: EN/23/00479	Received: 14/12/2023	Case Status: Investigating
	Officer: Peter Muir		Priority: Low
	Location: Ripley Court, Rose Lane, Ripley, Woking, GU23 6NE		
	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		
17	Case No: EN/24/00049	Received: 09/02/2024	Case Status: Investigating
	Officer: Peter Muir		Priority: Low
	Location: Land adjoining Fairview, Gambles Lane, Ripley, GU23 6HL		
	Description: Alleged unauthorised development consisting of the material change of use of the land for dog walking		
18	Case No: EN/24/00113	Received: 25/03/2024	Case Status: Investigating
	Officer: Alison Adams		Priority: Low
	Location: Highlands Farm, Portsmouth Road, Ripley, GU23 6EY		
	Description: Without planning permission development consisting of the material change of use to a car showroom		



Enforcement Cases Closed
No cases present

Report date: 01/04/2024

Actions since:

No cases present

Total cases for parish:

0

Case No:

Enforcement Officer:

Location:

Description:

Sign-Off Date:

Action Notes:

Detail:

1

Application Number: 24/P/00120**Stat Start Date:** 01/02/2024**App type:** Full Application**Grid Ref:** 504994 156790**Parish:** Ripley**Agent:** Clove Architects Ltd, 6 Heather Drive, Church Crookham, Fleet, GU52 6LW**Ward:** Send & Lovelace**Final Decision:** Approve
Decision Date: 19/03/2024
Decision Level: Delegated**Location:** Honeysuckle Cottage, 56 Newark Lane, Ripley, Woking, GU23 6BZ**Proposal:** Single storey side/rear extension and relocation of parking space, following demolition of existing conservatory and part of garden wall (Description amended 06/03/24).**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: Location Plan received on 25 January 2024, GA(0)110 C, Site Plan received on 1 February 2024, GA(0)103 REV D received on 29 February 2024.

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 development shall not be erected other than in the following materials:

Walls: Red brick to match existing

Roof: Slate tiles to match existing

Windows: Hardwood double glazed timber

Doors: Hardwood double glazed timber

or such other materials as have been approved in writing by the Local Planning Authority .

Reason: To ensure that a satisfactory external appearance is achieved by the development .

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 further information was required to overcome concerns, this was sought and provided by the applicant's agent.

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

7i) Correspondence from Jonathan Wade

Cllrs,

See the attached drawings, these are the most relevant. The clerks have the complete list.

I've asked three questions below which appear to have dropped off the table from what we placed there.

Cllr. Richard Ayers

Ripley Parish Council

Mobile : 07771923276

Email : richard.ayers@ripleyparishcouncil.gov.uk

From: richard.ayers@ripleyparishcouncil.gov.uk
<richard.ayers@ripleyparishcouncil.gov.uk>
Sent: Thursday, March 28, 2024 9:56 PM
To: 'Jonathan Wade' <Jonathan.Wade@nationalhighways.co.uk>
Cc: 'Ripley Parish Council' <clerk@ripleyparishcouncil.gov.uk>; 'Dave Pearcey' <dave.pearcey@surreycc.gov.uk>; 'steve.dimmock@atkinsrealis.com' <steve.dimmock@atkinsrealis.com>; 'Dennis Booth' <Dennis.Booth@surreycc.gov.uk>; 'M25 J10 Improvements' <M25j10@nationalhighways.co.uk>; 'Martin Knowles' <Martin.Knowles@guildford.gov.uk>; 'Christopher Davis' <Christopher.Davis@nationalhighways.co.uk>; 'Simon Elliott' <Simon.Elliott@nationalhighways.co.uk>; 'David Stempfer' <david.stempfer@surreycc.gov.uk>; 'Louisa Calam' <louisa.calam@surreycc.gov.uk>
Subject: RE: M25 Jct 10 / A3 Wisley Scheme - DCO Requirement 19 - Ripley Village Traffic Calming

Jonathan,

Thank you for the drawings which I will pass onto my fellow councillors at Ripley Parish Council.

A couple of quick observations :-

- RPC was under the impression that SCC had agreed to make the High Street a 20mph limit, what's happened about this ?

- Newark Lane – Was it not agreed that to replace the proposed third pedestrian crossing with a feature in Newark Lane outside Hedgecroft Cottages to slow vehicles heading towards Pyrford as suggested by SCC ?
- B2215 Eastern End – Was it not agreed that there would be some surface treatment (Dragons Teeth or similar) where the speed limit changes at the gateway feature ?

Other than these three points the scheme is close to what RPC had requested.

I will be overseas for several weeks so will not be able to meet in person, but RPC will be please to get another Cllr to attend once we have a firm date for a meeting.

Cllr. Richard Ayears

Ripley Parish Council

Mobile : 07771923276

Email : richard.ayears@ripleyparishcouncil.gov.uk

From: Jonathan Wade <Jonathan.Wade@nationalhighways.co.uk>
Sent: Thursday, March 28, 2024 7:27 PM
To: richard.ayears@ripleyparishcouncil.gov.uk
Cc: 'Ripley Parish Council' <clerk@ripleyparishcouncil.gov.uk>; Dave Pearcey <dave.pearcey@surreycc.gov.uk>; steve.dimmock@atkinsrealis.com; 'Dennis Booth' <Dennis.Booth@surreycc.gov.uk>; M25 J10 Improvements <M25j10@nationalhighways.co.uk>; Martin Knowles <Martin.Knowles@guildford.gov.uk>; Christopher Davis <Christopher.Davis@nationalhighways.co.uk>; Simon Elliott <Simon.Elliott@nationalhighways.co.uk>; David Stempfer <david.stempfer@surreycc.gov.uk>; Louisa Calam <louisa.calam@surreycc.gov.uk>
Subject: RE: M25 Jct 10 / A3 Wisley Scheme - DCO Requirement 19 - Ripley Village Traffic Calming

Richard,

You will recall my message yesterday concerning Ripley traffic calming, when I said I expected to receive detailed design proposals during early / mid-April.

This afternoon I received drawings and specifications from our design engineers and they are herewith attached.

There are a total of seven files which, if you ignore the scheme and discipline references, are:

- HE551522-BBA-HGN-WHL_AL_DFR IPL-SP-CH-000001_C01 Specification appendices
- HE551522-BBA-HLG-WHL_AL_DFR IPL-DR-EO-000001-04_C01 Lighting proposals
- HE551522-BBA-HLG-WHL_AL_SCHME-LC-EO-000089 Lighting calculations
- HE551522-BBA-HLG-WHL_AL_SCHME-LC-EO-000090 Outdoor lighting report
- HE551522-BBA-HSN-SCC_AL_DFR IPL-DR-CH-001201_C01 Signage location
- HE551522-BBA-HSN-WHL_AL_DFR IPL-DR-CH-000001-11_C01 Traffic calming proposals
- HE551522-BBA-HTS-WHL_AL_DFR IPL-DR-CH-000001_C01 Pedestrian crossing

The ones that I think will be of greatest interest to the Parish Council are traffic calming proposals, pedestrian crossing and signage location.

If you want to look through these for a few days and come back to me with 3-4 dates when we could meet, I'll arrange to see you and any of your colleagues who might be appropriate.

This is the first time that anyone from Surrey County Council has seen these and they will be issued to them formally as well. I'll also include Guildford Borough Council.

Jonathan Wade IEng MIET MAPM

Senior Project Manager, Regional Investment Programme (South East)
National Highways | Bridge House | 1 Walnut Tree Close | Guildford | Surrey | GU1 4LZ
Tel: 07570 854655

Development Consent Order (DCO) related to M25/A3 J 10 changes: the Order's direct implications for Ripley's roads, and consequences for other roads in the immediate vicinity

The local circulation of the useful Ripley & Send Matters magazine has summarised impending changes in and around the centre of Ripley to mitigate the impact of additional traffic on Ripley High Street as a result of the J10 developments and the new Wisley Lane diversion. The magazine suggests that the core elements of those changes under the DCO might come into effect in August or September of this year.

It also refers to continuing discussions beyond the scope of the DCO's changes which are going on between Ripley Parish Council and Surrey County Council as the highway authority for this area, in order to consider the implications of such changes as may affect other local roads and communities.

We do not claim to be the only others to be affected, but residents along Grove Heath Road between the Old Portsmouth Road and its junction with Rose Lane are concerned about the 'displacement' effect which would result for them. We readily understand the need for changes on the lines proposed for the middle of Ripley. But as the J10 works have made only too obvious, those with local knowledge and users of GPS systems try to find ways round in the hope – often mistaken – of saving time by avoiding restrictions. The effect of the J10 works has resulted in the use of Grove Heath Road for that purpose, by unsuitable vehicles (including heavier vehicles up to and including HGVs), by drivers trying to travel at excessive speed, and dangers of simultaneous traffic from either end of the road meeting in the its narrow blind corners. Grove Heath Road is very narrow in parts, was never designed for the volume and weight of its current traffic, and is in a bad state of repair because of neglect of its maintenance and drainage. We do understand the limitations of SCC's resources, but protecting roads from unsuitable traffic and excessive speed would be a contribution to safety and might perhaps limit further damage to the road. The passage of recent traffic has in effect widened the use of the road dangerously to include demolition of its verges, so that traffic is going well beyond the tarmac area and its foundations, and is rapidly breaking it up. Within the last few months, there have been instances where traffic from its two ends has become totally jammed with unsuitable vehicles unable to pass each other resulting in a blockage which on one occasion persisted for well over two hours.

For these reasons, we should very much like to ensure that planning for measures needed beyond the DCO plans for the middle of Ripley should include measures to take account of the particular circumstances of Grove Heath Road. As we understand it, there are already discussions between Surrey County Council and Ripley Parish Council about measures beyond those to be dealt with by the DCO, relating to other roads such as Polesden Lane, Newark Lane and Rose Lane. No doubt they have their own needs and we have no reason to object to that.

But Grove Heath Road is perhaps an even more obvious diversion, if less restricted, which would encourage unsuitable vehicles and unsuitable driving to add to the dangers and damage of other 'rat runs',

of which Grove Heath Road would be one. We believe there are some low cost options which could reduce those risks – such as, for this particular road, warnings at each end where necessary along it that it is a narrow road, that it includes dangerous corners, and that it is unsuitable for HGVs except for strictly necessary access to houses or fields along its length. It already appears absurd that its most dangerous part, from its T junction with Gambles Lane to its junction with Rose Lane, is not subject to its (recently created) 40 mph limit, and therefore advertises that its most dangerous part is subject to the national speed limit of 60 mph – which some drivers seem to regard as a challenge. Its traffic levels and inherent dangers might already justify a 20 mph limit, and safety might be greatly improved if the part of it referred to above were to be made one-way in one direction or the other. Such limitations on its attraction as a rat run would be likely to limit the damage currently being caused to it, which might in present circumstances assist Surrey County Council by limiting the financial demands for funds to repair and maintain it.

[[[A list of those who have been consulted and have confirmed that they support this letter^{*} is appended below. Others may choose to write directly to you.]]]

^{*} the draft will of course be amended in the light of comments.

MINUTES OF EASTERN VILLAGES FLOOD FORUM
OCKHAM, EAST HORSLEY, SEND, RIPLEY, WEST HORSLEY, WEST CLANDON, EFFINGHAM
FRIDAY 22ND MARCH 2024 at East Horsley Village Hall
Commenced at 10am

PRESENT

MP Angela Richardson
Cllr Dennis Booth
Cllr Pat Oven
Andy Treasure - SCC
Cllr Merel Rehorst-Smith - Effingham and Guildford
Jess Caine - Assistant Clerk - Ripley
Cllr Paddy McLaughlin - Ripley
Julia Osborn - Send
Cllr Catherine Young - West Horsley
Cllr Fran King - West Horsley
Cllr Carol Mattock - West Horsley
Robert Taylor Assistant Parish Clerk - East Horsley
Cllr Chloe Shepherdly - Ockham
Cllr Rebecca Neish - Ockham
Cllr Paul Edwards - West Clandon
Tina Leishman - EA
Janice Longman - EA
Cllr Hilary Gullen - East Horsley
Karen Young - West Horsley
Diana Brown - Senior Case Worker

APOLOGIES

Andy Scorer - DEFRA
Helen Barnsly - Emergency Planning
Alice Keeping - Thames Water
Cllr Kevin Jenkins - East Horsley Parish

Also present was 3 members of the public

INTRODUCTION

Cllr Rebecca Neish welcomed everyone to the first flood forum for the Eastern Villages. She Thanked MP Angela Richardson for Chairing the meeting and everyone for attending. Objectives were set to try to clarify ownership or responsibility of each flooding issue and develop an action plan moving forward.

AGENCY INTRODUCTIONS

SCC - Responsible for land water - not rivers. SCC investigate what causes flooding. Very community focused.
Great for identifying who owns a piece of land.

EA

Mainly deal with Rivers. Forecasting and mapping of flood warnings. Advice on flood planes in developments. They build and keep defenses in good orders. EA also help with SCC with flooding and flood resilience.

OCKHAM PARISH COUNCIL

Bridge end Cottage - Ockham Lane

Drain Issue - EA said water runs to main river. Jason will contact EA directly to establish water levels and to take a preliminary look before closing road. Estimated road closure costs £6000 so SCC reluctant to do without good reason.

Walnut Tree Cottage - Ockham Lane

Pollution incident and Thames Water needs to be contacted. Cllr Rebecca Neish and Chloe Shepherdly to follow up.

War Memorial

Jason SCC believes ditches are riparian. Ockham to speak with Jason to establish if the War Memorial is on Parish Land.

Albion Cottage - Ockham Lane

With owners permission we need to investigate and report.

Old Lane

Jason SCC - said it is on his list of drains to be cleaned next month (April) Again road closure needs to be put in place.

Guileshill Lane

Gully at the entrance to church needs jetting. From 1st of April 2024 a jetter is available full time for Guildford and Woking.

Bottom of Guileshill

Need to report back to resident to contact SCC direct.

Ockham Road North - Ripley Roundabout

Last Winter someone had cut through a water main outlet which lead to the increase in flooding. RE March flooding, Jason SCC doesn't know the exact cause and will look into it.

Elm Lane

There is a pipe in front of the house that runs under the house to the A3. Need to determine where water runs to. All ditches opposite houses need cleaning and clearing. Which are responsibility of SCC.

Green Lane

Thames water needs to be notified.

Long Reach

Vegetation was cut back and put in ditches. Hedges and ditches are riparian, and they used an external maintenance company. Jason is to investigate land owners.

EAST HORSLEY PARISH COUNCIL

Kingston Avenue

Kingston Avenue has a flood zone 3 running through the centre. It is a flooding hotspot.

Thames water have checked the sewers and say its highways. Gulleys need to be checked asap.

Problem is that there's a pipeline running across the front of houses which is the responsibility of home owners. National rail will need to be involved as the possible pipeline goes under the railway.

Option to invite developers to next meeting if not resolved.

Jason and East Horsley Parish Council investigated the site straight after the meeting and will pursue independently and inform at next flood forum meeting.

SEND PARISH COUNCIL

Tannery lane

Serves business center in send. Ever since the electric company took over the works. It's been horrendous for 18 months. Ditches are all over flowing into the road. SCC - sends apologies as been busy with internal flooding in other parishes. Jason will look into it.

Send barn lane

Permanent flooding for over 20 years. Owner has been informed that ditches need attention. Jason informs this will be jetted after April. If flooding still occurs, SCC will need to speak to owner of property. Jason thinks the issue is due to the land owner. There is a pipe that crosses under the old road and through back gardens. Jason will contact land owner.

Ripley sewage works

Needs to increase the capacity. Thames Water need to respond.

WEST HORSLEY PARISH COUNCIL

Ripley lane

Water streams off of the Forte Estate. SCC would need to do a road closure but very expensive to do. Needs following up with Jason - SCC.

Green Lane - Antler homes.

Slight improvements, but concerned about another development at Waterloo farm which will feed through the antler homes. Meadow way residents are now experiencing flooding, which never had before. Sitting at the back of Ada gardens.

The Street - has improved with jetting.

Silkmore lane

Heavy rain makes water run constant.

Issues with natural springs that run through the village.

Knightingale crescent

Huge flooding when it rains. Main pedestrian route for schools. Water is coming off the playground into the low spot. - Needs an infrastructure in the school or footpath. Drain in the footpath and run along to north cut close. Would be a substantial project.

Northcoat road

Ditch runs from north to east has been cleared. Jason SCC says water runs under the roads into the ponds.

Needs to follow up by putting a camera under to see where the water goes in the summer, when the school is closed.

RIPLEY

Addressed in depth the problem areas, mainly ditches and drainage. Riparian is a huge battle across the county. Andy SCC will use land registry to investigate.

Andy said to report every issue. Internal, external or highways. The importance of reporting is that SCC will then come along and unpick the issues. RIPLEY lives under a flood risk.

SCC to look at what is failing. Highways have adequate drainage, but not for the heritage and new developments. Who upgrades this infrastructure?

RIPLEY Parish have come up with a possible solution. However very expensive.

Grove Heath Road

Water coming out of the drains onto the road. Council have advised it is Riparian Rights.

WEST CLANDON

Water table has definitely risen, and a lot more saturated land. Developments and highways work has contributed to this.

All water comes from the downs and ends up at east clandon stream. Gets regularly clogged up. It's too wide and too shallow. Surrounding houses and land floods over the bridge. Surrey rights of way team are aware

and are investigating. West clandon want the bridge higher and wider. Also to clear the stream downstream to help water flow. Upstream to potentially have a small holding lake to ease flooding. All water flows down into garlies arch. Drains blocked.

Ownership and responsibilities - shared ownership? - SCC have written to owners, but nothing has been enforced.

Jason SCC - Everything needs reporting. Commercial or residential property. Then SCC will work with enforcing and educating. They can also do the work and put a land charge on the houses. But reporting needs to be done initially.

Ongoing issues with Forte land which is part owned by Savills. Jason SCC contacted them saying that they have had a price to do the work on their land, and gave them the date that they were going to do the work. Took about a year, but the work magically happened. - Action point to write to Savills as a substantial land owner.

EFFINGHAM

Norwood Road

Running water coming down the hill from Norwood Road. Road surface wear and tear because of the water.

Effingham Common Road

North lodge - berkley Homes. Who is responsible? Berkley homes or SCC? Needs investigating.

Thoughts from Effingham are:

Ways in which new home owners are informed about riparian rights and positions of pipe works before purchasing. - To investigate further

Jason - It needs to be put into the conveyancing not just deeds. People are buying the houses without knowledge of knowing they are responsible for maintaining the drains in their gardens etc.

How can we control land water levels? Jason SCC - You can but only very localized. You would need somewhere to pipe it to.

Can you use fields that are flooded as over flow flood planes? Jason SCC - if you had a farmer or land owners permission technically you could, but wouldn't want to cause flooding to anyone else.

Flood management plan for residents? Talk to executive head of planning about this?

NOTES TO PARISHES

1. Angela suggested **splitting parishes**. One for Send and Ripley and one for the other parishes so that focus could be appropriately given.
2. **Date of Next Flood Forum - Friday 20th September 10am - 12pm** (Provisional for Ockham, East and West Horsley, Effingham and Clandon. Needs to be confirmed)
3. Ripley and Send to establish their next date of meeting.
4. Be rigid in asking residents to report flooding themselves in each and every case. I have attached the leaflet 'Am I at risk of flooding' and 'Emergency numbers Surrey Prepared' for further information.
5. Each Parish to follow up flooding concerns independently with relevant bodies. Following reporting, each Parish please create an agenda of reported concerns with reference numbers.
6. Angela suggests to rotate the order of parish's presentations at every flood forum.
7. Future meetings each parish to take their own minutes.
8. Walkabouts and drop-in sessions to be discussed further.