



**Emily Cross, Clerk to the Council**

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

**9<sup>th</sup> December 2024**

**To: Members of the Planning & Environment Committee**

**PLANNING & ENVIRONMENT COMMITTEE MEETING on WEDNESDAY 18<sup>th</sup> DECEMBER 2024 at 7.30 pm 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](http://www.guildford.gov.uk)

**Emily Cross**

**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 20.11.2024.

**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](http://www.ripleyparishcouncil.gov.uk)

**Reference: 24/P/01700 and 24/W/00071**

Location: Duncan House, High Street, Ripley, Woking, GU23 6AQ

Proposal: Removal of Condition 2 (scheme for limiting the transition of noise) of planning permission 24/W/00071 approved 11/09/2024.

Contact : Chris Gent

christopher.gent@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 and general Highways update.

**8. PLANNING & ENVIRONMENT**

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

i) Flood forum

**9. DATE OF THE NEXT P&E COMMITTEE MEETING**

Wednesday 15<sup>th</sup> January 2025 at 1900hrs at Victory House.



GUILDFORD  
B O R O U G H

[www.guildford.gov.uk](http://www.guildford.gov.uk)

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

Date: 04 December 2024

Dear Ruth Harrison

**Reference:** 24/P/01700 and 24/W/00071

**Location:** Duncan House, High Street, Ripley, Woking, GU23 6AQ  
**Proposal:** Removal of Condition 2 (scheme for limiting the transition of noise) of planning permission 24/W/00071 approved 11/09/2024.  
**Contact :** Chris Gent (Direct Line 01483 444470, EMail christopher.gent@guildford.gov.uk) planningenquiries@guildford.gov.uk

I am writing to inform you of the above application which can also be viewed online at [www.guildford.gov.uk/planning](http://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: 01/12/2024

Total Number of all Open Cases: 15

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

Total Number of **MEDIUM** Priority Cases Open: 2

Total Number of **LOW** Priority Cases Open: 13

|        |                            |
|--------|----------------------------|
| Ripley | Total cases for parish: 15 |
|--------|----------------------------|

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                             |                                                   |
|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|---------------------------------------------------|
| 1 | <b>Case No:</b> EN/18/00104                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Received:</b> 23/04/2018 | <b>Case Status:</b> Appeal Decided                |
|   | <b>Officer:</b> Joanna Searle                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                             | <b>Priority:</b> Medium                           |
|   | <b>Location:</b> Highlands Farm, Portsmouth Road, Ripley, GU23 6EY                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                             |                                                   |
|   | <b>Description:</b> 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 | <b>Case No:</b> EN/19/00393                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Received:</b> 09/10/2019 | <b>Case Status:</b> Planning Application Received |
|   | <b>Officer:</b> Darren Gregory                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                             | <b>Priority:</b> Low                              |
|   | <b>Location:</b> Advanced Tree Services, Papercourt Farm, Papercourt Lane, Ripley, Woking, GU23 6DT                                                                                                                                                                                                                                                                                                                                                                                                                   |                             |                                                   |
|   | <b>Description:</b> Alleged unauthorised use of the land for the processing of green waste and storage                                                                                                                                                                                                                                                                                                                                                                                                                |                             |                                                   |
| 3 | <b>Case No:</b> EN/20/00048                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Received:</b> 12/03/2020 | <b>Case Status:</b> Investigating                 |
|   | <b>Officer:</b> Joanna Searle                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                             | <b>Priority:</b> Low                              |
|   | <b>Location:</b> Highlands Farm, Portsmouth Road, Ripley, GU23 6EY                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                             |                                                   |
|   | <b>Description:</b> Alleged unauthorised Development - erection of large scaffolding structure                                                                                                                                                                                                                                                                                                                                                                                                                        |                             |                                                   |
| 4 | <b>Case No:</b> EN/20/00084                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Received:</b> 30/03/2020 | <b>Case Status:</b> Serve Enforcement Notice      |
|   | <b>Officer:</b> Darren Gregory                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                             | <b>Priority:</b> Low                              |
|   | <b>Location:</b> Land lying to the west of Polesden Lane, Ripley, Guildford, GU23 6DX also known as land between Grafton and The Ha                                                                                                                                                                                                                                                                                                                                                                                   |                             |                                                   |
|   | <b>Description:</b> Without planning permission;<br>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<br>ii) the erection on the land of a day room, outbuildings, fencing and a children's play structure<br>iii) the laying of hardstanding and the construction of a cesspit to facilitate the stationing of the mobile home and the development in i) and ii) above |                             |                                                   |



|    |                                                                                                                                                                                                                           |                             |                                                         |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|---------------------------------------------------------|
| 5  | <b>Case No:</b> EN/20/00103                                                                                                                                                                                               | <b>Received:</b> 02/04/2020 | <b>Case Status:</b> Serve Planning Contravention Notice |
|    | <b>Officer:</b> Kate Longley                                                                                                                                                                                              |                             | <b>Priority:</b> Low                                    |
|    | <b>Location:</b> Grafton, Polesden Lane, Ripley, Woking, GU23 6DX                                                                                                                                                         |                             |                                                         |
|    | <b>Description:</b> Alleged unauthorised development consisting of the erection of outbuildings and open storage on the land to the rear of Grafton                                                                       |                             |                                                         |
| 6  | <b>Case No:</b> EN/20/00342                                                                                                                                                                                               | <b>Received:</b> 09/11/2020 | <b>Case Status:</b> Serve Enforcement Notice            |
|    | <b>Officer:</b> Darren Gregory                                                                                                                                                                                            |                             | <b>Priority:</b> Low                                    |
|    | <b>Location:</b> Hurst Farm, Portsmouth Road, Ripley, Woking, GU23 6EY                                                                                                                                                    |                             |                                                         |
|    | <b>Description:</b> Without planning permission operational development consisting of the erection of a building                                                                                                          |                             |                                                         |
| 7  | <b>Case No:</b> EN/21/00019                                                                                                                                                                                               | <b>Received:</b> 18/01/2021 | <b>Case Status:</b> Investigating                       |
|    | <b>Officer:</b> Kate Longley                                                                                                                                                                                              |                             | <b>Priority:</b> Medium                                 |
|    | <b>Location:</b> Land north of Woodcote Park Nursery, Ripley Road, Send, Woking, GU23 7LT                                                                                                                                 |                             |                                                         |
|    | <b>Description:</b> Alleged unauthorised construction of hard surface and track                                                                                                                                           |                             |                                                         |
| 8  | <b>Case No:</b> EN/22/00037                                                                                                                                                                                               | <b>Received:</b> 17/01/2022 | <b>Case Status:</b> Investigating                       |
|    | <b>Officer:</b> Peter Muir                                                                                                                                                                                                |                             | <b>Priority:</b> Low                                    |
|    | <b>Location:</b> The Paddocks, Rose Lane, Ripley GU23 6NE                                                                                                                                                                 |                             |                                                         |
|    | <b>Description:</b> Alleged unauthorised increase in area of site                                                                                                                                                         |                             |                                                         |
| 9  | <b>Case No:</b> EN/22/00165                                                                                                                                                                                               | <b>Received:</b> 06/05/2022 | <b>Case Status:</b> Investigating                       |
|    | <b>Officer:</b> Peter Muir                                                                                                                                                                                                |                             | <b>Priority:</b> Low                                    |
|    | <b>Location:</b> Stables, Hangover House, Gambles Lane, Ripley                                                                                                                                                            |                             |                                                         |
|    | <b>Description:</b> Alleged unauthorised operational development consisting of the creation of hard surfaces, and the erection of gates and fence                                                                         |                             |                                                         |
| 10 | <b>Case No:</b> EN/22/00397                                                                                                                                                                                               | <b>Received:</b> 10/11/2022 | <b>Case Status:</b> Investigating                       |
|    | <b>Officer:</b> Enforcement 2                                                                                                                                                                                             |                             | <b>Priority:</b> Low                                    |
|    | <b>Location:</b> 2 Grove Heath North, Ripley, Woking, GU23 6EN                                                                                                                                                            |                             |                                                         |
|    | <b>Description:</b> 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. |                             |                                                         |
| 11 | <b>Case No:</b> EN/22/00444                                                                                                                                                                                               | <b>Received:</b> 14/12/2022 | <b>Case Status:</b> Investigating                       |
|    | <b>Officer:</b> Enforcement 2                                                                                                                                                                                             |                             | <b>Priority:</b> Low                                    |
|    | <b>Location:</b> White Horse Yard, High Street, Ripley, GU23 6BB                                                                                                                                                          |                             |                                                         |
|    | <b>Description:</b> Alleged unauthorised development - spot lights erected on site and light pollution caused as a result                                                                                                 |                             |                                                         |
| 12 | <b>Case No:</b> EN/24/00454                                                                                                                                                                                               | <b>Received:</b> 15/11/2024 | <b>Case Status:</b> Investigating                       |
|    | <b>Officer:</b> Peter Muir                                                                                                                                                                                                |                             | <b>Priority:</b> Low                                    |
|    | <b>Location:</b> Stables, Hangover House, Gambles Lane, Ripley                                                                                                                                                            |                             |                                                         |
|    | <b>Description:</b> Alleged unauthorised development consisting of the replacement of a caravan                                                                                                                           |                             |                                                         |

|    |                                                                                                                                                                     |                             |                                   |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-----------------------------------|
| 13 | <b>Case No:</b> EN/24/00455                                                                                                                                         | <b>Received:</b> 19/11/2024 | <b>Case Status:</b> Investigating |
|    | <b>Officer:</b> Peter Muir                                                                                                                                          |                             | <b>Priority:</b> Low              |
|    | <b>Location:</b> Hurst Farm, Portsmouth Road, Ripley, Woking, GU23 6EY                                                                                              |                             |                                   |
|    | <b>Description:</b> Alleged unauthorised development consisting of a material change of use of existing buildings to industrial units                               |                             |                                   |
| 14 | <b>Case No:</b> EN/24/00466                                                                                                                                         | <b>Received:</b> 25/11/2024 | <b>Case Status:</b> Investigating |
|    | <b>Officer:</b> Peter Muir                                                                                                                                          |                             | <b>Priority:</b> Low              |
|    | <b>Location:</b> Valentines Farm, Rose Lane, Ripley, Woking, GU23 6NE                                                                                               |                             |                                   |
|    | <b>Description:</b> Alleged unauthorised development consisting of the importation and burning of commercial waste in skips placed on the land                      |                             |                                   |
| 15 | <b>Case No:</b> EN/24/00472                                                                                                                                         | <b>Received:</b> 26/11/2024 | <b>Case Status:</b> Investigating |
|    | <b>Officer:</b> Peter Muir                                                                                                                                          |                             | <b>Priority:</b> Low              |
|    | <b>Location:</b> Fields to South of Valentines Farm, Rose Lane, Ripley, GU23 6NE                                                                                    |                             |                                   |
|    | <b>Description:</b> Alleged unauthorised development consisting of the creation of an earth bund in the south east corner of the field, without planning permission |                             |                                   |



Report date: 01/12/2024

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:** 22/P/01306**Stat Start Date:** 31/08/2022**App type:** Full Application**Grid Ref:** 504427 155832**Parish:** Ripley**Agent:** Woolf Bond Planning, The  
Mitfords, Basingstoke Road,  
Three Mile Cross, RG7 1AT**Ward:****Final Decision:** Approve**Decision Date:** 22/11/2024**Decision Level:** Planning Committee**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. (As amended by plans received on 25.10.23 and 01.11.23).**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 967-WWA-ZZ-XX-DR-A-0001, accommodation schedule rev C, Proposed Plan Plot 1, 2 967-WWA-Z0-XX-DR-A-0110, Proposed Plan Plot 3, 4, 5 967-WWA-Z0-XX-DR-A-0111, Proposed Plan Plot 6, 7, 8 967-WWA-Z0-XX-DR-A-0112, Proposed Plan Plot 9, 10 967-WWA-Z0-XX-DR-A-0113, Proposed Plan Plot 11, 12 967-WWA-Z0-XX-DR-A-0114, Proposed Plan Plot 13, 14 967-WWA-Z0-XX-DR-A-0115, Proposed Plan Plot 15, 16, 17, 18 967-WWA-Z0-XX-DR-A-0116, Proposed Plan Plot 19, 20 967-WWA-Z0-XX-DR-A-0117, Proposed Plan Plot 21, 22 967-WWA-Z0-XX-DR-A-0118, Proposed Plan Plot 23, 24, 25 967-WWA-Z0-XX-DR-A-0119, Street Scene 967-WWA-ZZ-XX-DR-A-0207, and Proposed Site Section 967-WWA-ZZ-XX-DR-A-0300 received on 25 October 2023. Proposed elevation Plot 1 & 2 967-WWA-Z0-XX-DR-A-0210, Proposed elevation Plot 3, 4, 5 967-WWA-Z0-XX-DR-A-0211, Proposed elevation Plot 6, 7, 8 967-WWA-Z0-XX-DR-A-0212, Proposed elevation Plot 9, 10 967-WWA-Z0-XX-DR-A-0213, Proposed elevation Plot 11, 12 967-WWA-Z0-XX-DR-A-0214, Proposed elevation Plot 13, 14 967-WWA-Z0-XX-DR-A-0215, Proposed elevation Plot 15, 16, 17, 18 967-WWA-Z0-XX-DR-A-0216, Proposed elevation Plot 19, 20 967-WWA-Z0-XX-DR-A-0217, Proposed elevation Plot 21, 22 967-WWA-Z0-XX-DR-A-0218, and Proposed elevation plot 23, 24, 25 967-WWA-Z0-XX-DR-A-0219 received on 1 November 2023; Open Space PA0002 received on 23 April 2024; and Site plan 0967-WWA-Z0-XX-DR-A-0016 REV P07 received on 30 April 2024.

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

**Habitat/Protected species survey**

No development shall take place until the following updated survey's by a qualified ecologist has been submitted to and approved in writing by the local planning authority:

Update bat preliminary ground level tree roost assessments, and if required, presence/likely absence surveys of trees.

Update hazel dormouse surveys.

Update reptile presence/likely absence surveys.

An updated badger field sign and sett survey on and within 30m of the boundary.

A minimum of 21 days camera monitoring at any badger sett, or potential badger sett recorded, to assess the type and activity at the sett by a suitably qualified ecologist.

All of the updated surveys shall be carried out by suitably qualified ecologists and in line with good practice for each species group. The reports shall include a timetable for the implementation of any proposed mitigation.



The submitted report or report(s) should be in line with CIEEM report writing guidelines and good practice for each species group. Where required, the report or report(s) should include detailed mitigation strategies.

Any agreed habitat mitigation measures shall be carried out in accordance with the approved details and the approved timetables and shall be retained in perpetuity.

Reason: In order to protect the nature conservation and biodiversity value of the site. This pre commencement condition goes to the heart of the planning permission.

#### **Unique condition 1 - add own text**

Prior to commencement of the development an appropriately detailed Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing by the Local Planning Authority.

The CEMP should include, but not be limited to:

- a) Map showing the location of all of the ecological features.
- b) Risk assessment of the potentially damaging construction activities
- c) Practical measures to avoid and reduce impacts during construction.
- d) Location and timing of works to avoid harm to biodiversity features.
- e) Responsible persons and lines of communication
- f) Use of protected fences, exclusion barriers and warning signs.

The development shall be carried out in strict accordance with the agreed details.

Reason: to protect the surrounding ecology.

#### **Unique condition 2 - add own text**

Prior to commencement of development an appropriately detailed landscape and ecological management shall be submitted to and approved in writing by the LPA. The Landscape and Ecological Management Plan (LEMP) shall include, but not be limited to following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions, together with a plan of management compartments
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period
- g) Details of the body or organisation responsible for implementation of the plan
- h) Ongoing monitoring and remedial measures
- i) Legal and funding mechanisms by which the long-term implementation of the plan will be secured by the applicant with the management body(ies) responsible for its delivery.
- j) Monitoring strategy, including details of how contingencies and/or remedial action will be identified, agreed, and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.
- k) Sensitive Lighting Management Plan.

The development to be implemented in accordance with the approved LEMP.

Reason: To protect ecology.

#### **Unique condition 3 - add own text**

Prior to the commencement of development, a Biodiversity Gain Plan and Management Plan to ensure that there is a minimum 1% net gain in biodiversity (equivalent to the identification of 1.55 biodiversity units) within a 30 year period as a result of the development will be submitted to and approved in writing by the Council. The Biodiversity Management Plan shall include 30 year objectives, management responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports, and shall include details of any off-site habitat creation and enhancement works provided by others, and demonstrate that Trading Rules are satisfied, to be evidenced through an up-to-date Biodiversity Metric Calculation Tool.

The measures to secure the on site biodiversity net gain shall be implemented in full prior to the first occupation. Any off site habitat creation must be secured prior to first occupation.

Reason: To secure Biodiversity Net Gain.

**New/Modified access (other development)**

No vehicle shall access the site unless and until the proposed vehicular access to Portsmouth Road hereby approved has been constructed and provided with visibility zones in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

**New/Modified access (other development)**

The development hereby approved shall not be first occupied unless and until the internal site layout has been provided with dropped kerbs and tactile paving in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

**Retention of parking and turning**

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans, Drawing 0967-WWA-Z0-XX-DR-A-0016 Rev P07, 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: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

**Cycle parking details to be provided**

The development hereby approved shall not be first occupied unless and until facilities for the secure, covered parking of bicycles and the provision of charging points with timer for e-bikes by said facilities have been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles.

**Electric vehicle charging points**

The development hereby approved shall not be occupied unless and until each of the proposed dwellings and the visitor parking space are provided with a fast-charge Electric Vehicle charging point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: To encourage the use of electric cars in order to reduce carbon emissions.

**Construction transport management plan**

No development shall commence until a Construction Transport Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding behind any visibility zones
- (f) measures to prevent the deposit of materials on the highway
- (g) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- (h) on-site turning for construction vehicles

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

**Travel plan (to be submitted)**

Prior to the first occupation of the development a Sustainable Travel Information Pack shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National



Planning Policy Framework and Surrey County Council's Travel Plans Good Practice Guide for Developers. The approved Sustainable Travel Information Pack shall be issued to the first time occupier of each dwelling, prior to first occupation.

Reason: To encourage travel by means other than private motor vehicles.

#### **Sustainable urban drainage (SuDS)**

The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the local planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

- a) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+45% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy. Associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 4.6 l/s.
- b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
- c) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
- d) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- e) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.

#### **Unique condition 4 - add own text**

Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved in writing by the Local Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

Reason: To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDS.

#### **Water Efficiency**

The development hereby permitted must comply with regulation 36 paragraph 2(b) of the Building Regulations 2010 (as amended) to achieve a water efficiency of 110 litres per occupant per day (described in part G2 of the Approved Documents 2015). Before occupation, a copy of the wholesome water consumption calculation notice (described at regulation 37 (1) of the Building Regulations 2010 (as amended)) shall be provided to the planning department to demonstrate that this condition has been met.

Reason: To improve water efficiency in accordance with the Council's 'Climate Change, Sustainable Design, Construction and Energy' SPD 2020.

#### **New Buildings submission of materials**

Prior to the commencement of any development (excluding operations including site preparation, demolition, excavation and enabling works) and notwithstanding the approved drawings, a written materials schedule with details of the source / manufacturer, colour and finish, (OR samples on request), of all external facing and roof materials shall be submitted to and approved in writing by the Local Planning Authority. The schedule must include the details of embodied carbon / energy (environmental credentials) of all external materials. The development shall only be carried out using the approved details.

Reason: To ensure that a satisfactory external appearance of the development is achieved and to ensure materials that are lower in carbon are chosen.

#### **Arboricultural method statement**

No site clearance, preparatory work or development shall take place until an updated Tree Protection Plan and an updated Arboricultural Method Statement (detailing all aspects of construction and staging of works) in accordance with British Standard 5837:2005 (or any later revised standard) has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the agreed method statement and no equipment, machinery or materials shall be brought onto the site for the purposes of the development until fencing has been erected in accordance



with the Tree Protection Plan. Within any area fenced in accordance with this condition, nothing shall be stored, placed or disposed of above or below ground, the ground level shall not be altered, no excavations shall be made, nor shall any fires be lit, without the prior written consent of the local planning authority. The fencing shall be maintained in accordance with the approved details, until all equipment, machinery and surplus materials have been moved from the site.

Reason: To protect the trees on site which are to be retained in the interests of the visual amenities of the locality .

#### **Contaminated land**

No development, other than that required to be carried out as part of an approved scheme of remediation, shall take place until an investigation and risk assessment in addition to any assessment provided with the application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local planning authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the local planning authority. The report of the findings must include: (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risks to: • human health, • property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, • adjoining land, • groundwaters and surface waters, • ecological systems, • archeological sites and ancient monuments; (iii) an appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the local planning authority in writing and until the appropriate remediation has been undertaken.

Reason: To ensure that risks from land contamination to neighbouring land and future users of the land are minimised , together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors .

#### **Reporting of unexpected contamination**

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 20, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 20, which is subject to the approval in writing of the local planning authority. Following completion of the remediation works, a verification report must be submitted to and approved in writing of the local planning authority.

Reason: To ensure that risks from land contamination to neighbouring land and future users of the land are minimised , together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors .

#### **Remediation and Implementation**

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and shall be submitted to and approved in writing by the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures; ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 (or any Act revoking or re-enacting or amending that Act with or without modification ) in relation to the intended use of the land after remediation. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the local planning authority. The local planning authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing of the local planning authority.

Reason: To ensure that risks from land contamination to neighbouring land and future users of the land are minimised , together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors .

#### **Waste minimisation statement**

No development shall take place until a written Waste Minimisation Statement, confirming how demolition and construction waste will be recovered and reused on site or at other sites has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste to



landfill is reduced.

#### **Landscape design proposals**

No development shall take place until full details, of both hard and soft landscape proposals, including a schedule of landscape maintenance for a minimum period of 10 years, have been submitted to and approved in writing by the local planning authority. The approved landscape scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of the development hereby approved and retained.

Reason: To ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality.

#### **Landscape works implementation**

All planting, seeding or turfing approved shall be carried out in the first planting and seeding season following the occupation of the development. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or diseased in the opinion of the local planning authority, shall be replaced in the next available planting sooner with others of similar size, species and number, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality.

#### **Unique condition 6 - add own text**

No development shall commence until a scheme including plans, has been submitted to and approved in writing by the Local Planning Authority for the installation of a High Speed wholly Fibre broadband To The Premises (FTTP) connection to the development hereby approved. Thereafter, the infrastructure shall be laid out in accordance with the approved details at the same time as other services during the construction process and be available for use on the first occupation of each building where practicable or supported by evidence detailing reasonable endeavours to secure the provision of FTTP and alternative provisions that have been made in the absence of FTTP.

Reason: To ensure that the new development is provided with high quality broadband services and digital connectivity . This pre commencement condition goes to the heart of the planning permission.

#### **Unique condition 7 - add own text**

Prior to the commencement of construction of any dwelling, details of the play area shall be submitted to and approved in writing by the local planning authority. The details shall include the layout, equipment, landscaping, fencing and future management of the areas to be provided. The details shall demonstrate that the play area equipment is accessible and inclusive for all. The play area shall be laid out in accordance with the approved details and shall be available for use prior to the occupation of the first dwelling.

Reason: To ensure the development provides adequate on site play space for the occupants .

#### **Unique condition 8 - add own text**

No gas-fuelled building services shall be installed in the building.

Reason: To ensure that the development applies the energy hierarchy to reduce carbon emission and respond to climate change in accordance with LPSS Policy D2.

#### **Unique condition 9 - add own text**

Prior to the commencement of development, a SAP output document shall be submitted to and approved in writing by the Local Planning Authority. This shall demonstrate the Dwelling Fabric Energy Efficiency (DFEE) value is at least 10% lower than the Target Fabric Energy Efficiency value set by Building Regulations . The approved details shall be implemented prior to the first occupation of the development and retained as operational thereafter.

Reason: To reduce carbon emissions and incorporate energy efficiency and a 'fabric first approach' in accordance with the Council's 'Climate Change, Sustainable Design, Construction and Energy' SPD 2020 and Policies D2 and D14.

#### **No windows, doors or openings**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows or other form of openings other than those shown on the approved plans, shall be inserted in the first floor side elevations of the terrace of three dwellings adjoining the boundary with Thirlestane, of the development hereby permitted.

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](mailto: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.

In this case pre-application advice was sought and provided which addressed initial issues, the application has been submitted in accordance with that advice, however, further issues were identified during the consultation stage of the application. Officers have worked with the applicant to overcome these issues.

### Unique informative 1 - add own text

Highway Authority

1. 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>

2. The permission hereby granted shall not be construed as authority to carry out any works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway or any works that may affect a drainage channel/culvert or watercourse. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see [www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice).

3. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

4. The applicant is expected to ensure the safe operation of all construction traffic to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. The developer is also expected to require their contractors to sign up to the "Considerate Constructors Scheme" Code of Practice, ([www.ccscheme.org.uk](http://www.ccscheme.org.uk)) and to follow this throughout the period of construction within the site, and within adjacent areas such as on the adjoining public highway and other areas of public realm. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.

5. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment – this will be at the developer's own cost.

6. 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.

7. The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980. Further details about the post-planning adoption of roads may be obtained from the Transportation Development Planning Division of Surrey County Council.

8. 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.

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

The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

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

Notwithstanding the approved drawings, the following matters regarding the materiality of the scheme is drawn to the attention of the applicant:

grey clay roof tiles – the prevailing roofing material within the immediate area is red clay. Whilst there are some instances of slate covering in the vicinity, these occurrences are atypical contextually.

Through the discharge of condition seventeen, more suitable external roof materials will need to be proposed.

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**Summary:**

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**Application Number:** 24/P/00720**App type:** Full Application**Final Decision:** Approve**Decision Level:** Delegated**Decision Date:** 29/11/2024**Location:** White Horse Yard, High Street, Ripley, GU23 6BB

**Proposal:** Application under section 73 of the Town and Country Planning Act 1990 (as amended) for a variation of condition 2 (approved drawings) to allow for minor enhancements to the elevations and the provision of 5 additional car parking spaces of planning application 23/P/01005 (which itself was a variation planning application 20/P/01057) for the erection of 26 houses and flats, associated landscaping, open space, access and parking following demolition of buildings including the partial demolition of the listed curtilage wall.

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**Application Number:** 24/P/01269**App type:** Full Application**Final Decision:** Approve**Decision Level:** Delegated**Decision Date:** 29/11/2024**Location:** 20 Grove Heath North, Ripley, Woking, GU23 6EN

**Proposal:** Application under section 73 of the Town and Country Planning Act 1990 (as amended) for a variation of condition 2 (approved plans) for a revised rear roof design to facilitate construction and maintenance of planning permission 23/P/01672 approved 07/12/2023 for the erection of a two storey side extension, part single/two storey rear extension and front entrance porch extension following demolition of existing rear extension and attached garage.

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**Application Number:** 24/P/01467**App type:** C of Lawfulness for Proposed Use or Dev**Final Decision:** Refuse**Decision Level:** Delegated**Decision Date:** 29/11/2024**Location:** Heathfield, Heath Rise, Ripley, Woking, GU23 6ET

**Proposal:** Certificate of lawfulness for proposed development to establish whether the erection of a garage attached to the existing dwelling with a double pitched roof would be lawful.



**Detail:**

1

**Application Number:** 24/P/00720**Stat Start Date:** 08/05/2024**App type:** Full Application**Grid Ref:** 505437 156776**Parish:** Ripley**Ward:** Send & Lovelace**Final Decision:** Approve**Decision Date:** 29/11/2024**Decision Level:** Delegated**Location:** White Horse Yard, High Street, Ripley, GU23 6BB

**Proposal:** Application under section 73 of the Town and Country Planning Act 1990 (as amended) for a variation of condition 2 (approved drawings) to allow for minor enhancements to the elevations and the provision of 5 additional car parking spaces of planning application 23/P/01005 (which itself was a variation planning application 20/P/01057) for the erection of 26 houses and flats, associated landscaping, open space, access and parking following demolition of buildings including the partial demolition of the listed curtilage wall.

**Conditions & Reasons****Full Permission - three years**

The development hereby permitted shall be begun before the expiration of three years from the 21 February 2023, this date being the original 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:

Drawing Title

Dwg. Ref

(As Submitted)

Dwg Ref.

(As Amended) 26.5.21

Dwg Ref.

As varied

12.6.23

Dwg

As varied 08.11.24

Location Plan

1366/PLN/200

-

-

Site Layout Plan

1366/PLN/201

1366/PLN/201 Rev A

1366/S73/009

1366/S73.2/001 rev A

Plots 1-3 Plans and Elevations

1366/PLN/202

1366/PLN/202 Rev A

1366/S73/010

1366/S73.2/002 rev A

Plot 4 Plans and Elevations

1366/PLN/203

-  
1366/S73.2/003

Plots 5-6 Plans and Elevations

1366/PLN/204

-  
1366/S73.2/004

Plot 7-8 Plans and Elevations

1366/PLN/205

1366/PLN/205 Rev A

-  
1366/S73.2/005 rev A

Plots 9-10 Plans and Elevations

1366/PLN/206

-  
1366/S73.2/005 rev A

Plot 11 Plans and Elevations

1366/PLN/207

1366/PLN/207 Rev A

-  
1366/S73.2/006 rev A

Plot 12 Plans and Elevations

1366/PLN/208

1366/PLN/208 Rev A

-  
1366/S73.2/006 rev A

Plot 13 Plans and Elevations

1366/PLN/209

-  
1366/S73.2/007 rev A

Plot 14 Plans and Elevations

1366/PLN/210

-  
1366/S73/013

1366/S73.2/008 rev A

Plot 15 Plans and Elevations

1366/PLN/211

-  
1366/S73.2/009

Plots 16-23, Plans (renumbered as Plots 16-21)

1366/PLN/212

1366/PLN/212 Rev A

1366/S73/014

1366/S73.2/010

Plots 16-23 Elevations (renumbered as Plots 16-21)

1366/PLN/213

1366/PLN/213 Rev A

1366/S73/015

1366/S73.2/011

Plot 24 Plans and Elevations (renumbered as Plot 22)

1366/PLN/214

1366/PLN/214 Rev A

-  
1366/S73.2/012 rev A

Plot 25 Plans and Elevations (renumbered as Plot 23)

1366/PLN/215



1366/PLN/215 Rev A

-

1366/S73.2/012 rev A

Plots 26-27 Plans and Elevations (renumbered as Plots 24 and 25)

1366/PLN/216

1366/PLN/216 Rev A

-

1366/S73.2/013 rev A

Plot 28 Plans and Elevations (renumbered as Plot 26)

1366/PLN/217

1366/PLN/217 Rev A

-

1366/S73.2.014

Block Plan

1366/PLN/220

1366/PLN/220 Rev A

-

1366/S73.2/001

Demolition Plan

1366/PLN/221

-

-

Car Barns, Plans and Elevations

1366/PLN/222

1366/PLN/222 Rev A

-

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

#### **Submission of details and samples**

No development above slab level shall take place until details and samples of the proposed external facing and roofing materials including colour and finish have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and samples.

Reason: To ensure that the external appearance of the building is satisfactory.

#### **Written programme of archaeological work**

The development shall be carried out in accordance with the Written Scheme of Investigation (WSI) for a programmes of archaeological evaluation for the site, prepared by Thames Valley Archaeology Services Ltd. This information was submitted under Discharge of Condition application 23/D/00100/16 has been assessed by Surrey County Council Archaeology.

Reason: To ensure adequate archaeological investigation before any archaeological remains are disturbed by the approved development.

#### **Building recording**

The development hereby approved shall be carried out in accordance with the following details:

Pier detail to existing screen wall Drawing number: 1366-DL-SUB-012

Proposed openings in existing wall Drawing number: 23130-SK-1000

Wall Temporary Support Drawing number: H1424-SK300

Site Survey

Updated Method Statement Report by Morfield Everest received 30 April 2024.

which have been approved under 23/D/00100/12 as part of the discharge of condition 5 of planning permission 20/P/01057. This information provides a photographic record of the internal and external features of the Coachworks Barn. The development shall be carried out in accordance with these approved details.

Reason: To secure the proper recording of the undesignated heritage asset.

**Protection of features**

No works or demolition shall take place on the Coachworks Barn until a method statement for the dismantling of the building so that the works do not damage/harm the adjacent curtilage listed wall has been submitted to and approved in writing by the local planning authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: In order to safeguard the special architectural and historic interest of the heritage asset. This pre commencement condition goes to the heart of the planning permission.

**Unique condition 1 - add own text**

The development shall be carried out in accordance with the updated preliminary assessment and required mitigation provided in the information: "Update Bat Report to discharge Condition 7 & 9 (Ecology Partnership, October 2023)" submitted under Discharge of Condition 23/D/00100/11.

Reason: To ensure protection of protected species.

**Details: protection & mitigation**

The development hereby approved shall be carried out in strict accordance with the precautionary method of working, all actions detailed in the recommendations section and enhancement measures outlined in page 2 of the ERAs Consultancy November 2020 report, the ERAs Consultancy 'Ecological Assessment Phase 1 Habitat & Protected Species Survey' August 2021 and the Thompson Environmental Ecological Enhancement Plan November 2021.

Reason: To mitigate against the loss of existing biodiversity and nature habitats.

**Habitat/Protected species survey**

The development shall be carried out in accordance with the submitted bat mitigation strategy and Update Bat Report, by The Ecology Partnership, October 2023 and the Ecology Technical Note - SWT Ref (054568/001/RH) dated 8th April 2024, submitted under Discharge of Condition application 23/D/00100/14.

In the event that a bat roost (s) is recorded then no work will be able to start on the building until a European Protected Species Mitigation Licence has been granted by Natural England.

Reason: To ensure the protection and secure appropriate mitigation of a protected species.

**Unique condition 3 - add own text**

No residential development, excluding demolition, shall take place until written confirmation has been obtained from the Local Planning Authority that the Council has secured Suitable Alternative Natural Green Space (SANG) and no dwelling shall be occupied before written confirmation has been obtained from the Local Planning Authority that the works required to bring the land up to acceptable SANG standard have been completed.

Reason: This is required as a pre-commencement condition as the development is only acceptable if the impact on the Thames Basin Heaths Special Protection Area can be mitigated. This is reliant on the provision of SANG. Avoidance works associated with development need to be carried out prior to the occupation of the development so that measures can cater for increased number of residents to avoid adverse impact on the Thames Basin Heaths Special Protection Area.

**Unique condition 7 - add own text**

The development shall be carried out in strict accordance with the following information submitted and approved under DoC reference 23/D/00100/6 on 5 September 2023:

External Lighting Design and Calculation Report (Alpha MEP Consulting Ltd, August 2023);  
Ripley Sensitive Lighting Plan (Relux, August 2023); and  
Aurora Lighting Product Description.

The approved lighting shall be retained in perpetuity.

Reason: To help prevent adverse effect to foraging bat species.

**Unique condition 5 - add own text**

Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved in writing by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction



devices and outfalls).

Reason: To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDS.

#### **Unique condition 4 - add own text**

The development hereby approved shall be carried out in accordance with the surface water drainage details approved through the discharge of condition 13 of planning application 20/P/01057.

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.

#### **Remediation and Implementation**

The development shall be carried out in accordance with the detailed remediation scheme submitted via the partial discharge of condition 23/D/00100/15 as part of application 20/P/01057.

As part of the remediation scheme all details of the encountered ground conditions (including site logs and photographic evidence) shall be maintained and independently verified throughout the groundwork process. For each encountered ground condition, the findings shall be submitted to and approved in writing by the Local Planning Authority.

In the event of unforeseen contamination being discovered, the Remediation Action Plan and Verification Plan must be revised to include written details of all required contamination remediation works to be undertaken, along with the implementation timeline and site management procedures. These updates shall be submitted to and approved in writing by the Local Planning Authority.

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure any contamination of the site is remediated to a 'suitable for use' standard and to protect existing/proposed occupants of applicant site and/or adjacent land.

#### **Reporting of unexpected contamination**

Before the first occupation of the development permitted, a remediation validation report for the site must be submitted to, and approved in writing by, the Local Planning Authority. This report shall provide evidence of the remediation process, in accordance with the approved Remediation Action Plan and Verification Plan, along with any supplementary documents required to meet the condition above. The Local Planning Authority must receive documentary proof and a quality assurance certificate confirming that the remediation works have been fully completed as per the approved strategy(ies). The closure report shall also include details of any post-remediation sampling and analysis to demonstrate that the site has met the required clean-up standards, along with documentation outlining the waste materials removed from the site.

Reason: To ensure any contamination of the site is remediated to a 'suitable for use' standard and to protect existing/proposed occupants of applicant site and/or adjacent land.

#### **Site Waste Management**

The development hereby approved shall be carried out in accordance with the Site Waste Management Plan approved through the discharge of condition 18 of planning application 20/P/01057.

Reason: To ensure that the development takes waste hierarchy into account to manage waste.

#### **Water Efficiency**

The development hereby permitted must comply with regulation 36 paragraph 2(b) of the Building Regulations 2010 (as amended) to achieve a water efficiency of 110 litres per occupant per day (described in part G2 of the Approved Documents 2015). Before occupation, a copy of the wholesome water consumption calculation notice (described at regulation 37 (1) of the Building Regulations 2010 (as amended)) shall be provided to the planning department to demonstrate that this condition has been met.

Reason: To improve water efficiency in accordance with the Council's 'Climate Change, Sustainable Design, Construction and Energy' SPD 2024.

**New/Modified access (other development)**

The development hereby approved shall not be first occupied unless and until the proposed vehicular access to White Horse Lane has been constructed and provided with visibility zones, in accordance with the approved plans, reference to Transport Statement, Drawing No. Figure 3.1 and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.0 m high.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

**Retention of parking and turning**

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans, Drawing No. 1366/S73.2/001, 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: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

**Cycle parking details to be provided**

The development hereby approved shall not be first occupied unless and until facilities for the secure, covered parking of bicycles and the provision of a charging point for e-bikes by said facilities have been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the said approved facilities shall be provided, retained and maintained for their designated purposes.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles.

**Electric vehicle charging points**

The development hereby approved shall not be first occupied unless and until each of the proposed dwellings and 50% of all visitor parking bays are provided with a fast-charge Electric Vehicle charging point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: To encourage the use of electric cars in order to reduce carbon emissions.

**Construction transport management plan**

The development hereby approved shall be carried out in accordance with the Construction Transport Management Plan approved through the discharge of condition 25 of planning application 20/P/01057.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

**Unique condition 6 - add own text**

The development hereby approved shall be carried out in accordance with the Construction Environmental Management Plan details approved through the discharge of condition 26 of planning application 20/P/01057.

Reason: To protect neighbouring resident amenity and adjacent habitats.

**Arboricultural method statement**

The development must accord with the Arboricultural Method Statement and Tree Protection Plan prepared by Keen Consultants dated June 2020. No development shall start on site until the protective fencing and any other protection measures shown on the Tree Protection Plan in the Arboricultural Report have been installed. At all times, until the completion of the development, such fencing and protection measures shall be retained as approved. Within all fenced areas, soil levels shall remain unaltered and the land kept free of vehicles, plant, materials and debris.

Reason: To protect the trees on site which are to be retained in the interests of the visual amenities of the locality.

**Landscape design proposals**

Prior to occupation full details, of both hard and soft landscape proposals, including a schedule of landscape maintenance for a minimum period of 10 years, have been submitted to and approved in writing by the local planning authority. The approved landscape scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of the development hereby approved and retained.



Reason: To ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality.

#### **Unique condition 9 - add own text**

A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the Planning Authority. The content of the LEMP should include the following:

- a) description and evaluation of features to be managed;
- b) ecological trends and constraints on site that might influence management;
- c) aims and objectives of management;
- d) appropriate management options for achieving aims and objectives;
- e) prescriptions for management actions, together with a plan of management compartments;
- f) preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
- g) details of the body or organisation responsible for implementation of the plan;
- h) ongoing monitoring and remedial measures.

The LEMP should also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan should also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

Reason: Biological communities are constantly changing and require positive management to maintain their conservation value. The implementation of a LEMP will ensure the long term management of habitats, species and other biodiversity features.

#### **Unique condition 8 - add own text**

Prior to occupation details of the housing mix shall be submitted to the lpa for approval in writing to demonstrate that: 10% of the homes shall meet Building Regs M4(2) 'accessible and adaptable dwellings' and 5% of the dwellings shall meet Building Regs M4(3) 'wheelchair user dwellings'. The development shall only be carried out in full accordance with the agreed details.

Reason: To ensure policy compliant housing.

#### **Obscure glazing and fixed shut**

The windows in the side elevations of plots 7, 11, 24 and 26, and the rear elevation of plot 4 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.

#### **Unique condition 10 - add own text**

Prior to occupation of the last dwelling confirmation that the scheme has achieved a Secure By Design accreditation shall be submitted to the lpa.

Reason: To create safe and accessible environments.

#### **Details of means of enclosure**

The privacy screen to the west side of the balconies serving plots 19 and 21(facing towards plot 22) shall be fully installed prior to first occupation and shall be maintained in perpetuity.

Reason: To ensure that the external appearance of the building is satisfactory.

#### **Contaminated land**

The development shall be carried out in accordance with the contaminated land investigation and risk assessment details agreed via discharge of condition 23/D/00100/14 as part of application 20/P/01057.

If unexpected contamination is found after development has begun, the development must be halted on that part of the site affected by the unexpected contamination until appropriate remediation has taken place.

The Local Planning Authority must be notified immediately on the finding of any unsuspected contamination. A supplementary

site investigation shall be carried out to update the ground condition information (submitted under 23/D/00100/14) and be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to neighbouring land and future users of the land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

## 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](mailto: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 the minor amendments were sought to make the application acceptable.

### Unique informative 1 - add own text

#### Highways

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 2023. 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.

### Planning obligation

This permission shall be read in conjunction with an agreement made under section 106 of the Town and Country Planning Act, 1990 and dated the 7 February 2023, planning reference 20/P/01057.



## Detail:

2

Application Number: 24/P/01269

Stat Start Date: 04/09/2024

App type: Full Application

Grid Ref: 504664 155855

Parish: Ripley

Agent: Alan Sharp Associates, Thursley  
House, 53 Station Road,  
Shalford, GU4 8HA

Ward: Send &amp; Lovelace

Final Decision: Approve  
Decision Date: 29/11/2024  
Decision Level: Delegated

Location: 20 Grove Heath North, Ripley, Woking, GU23 6EN

**Proposal:** Application under section 73 of the Town and Country Planning Act 1990 (as amended) for a variation of condition 2 (approved plans) for a revised rear roof design to facilitate construction and maintenance of planning permission 23/P/01672 approved 07/12/2023 for the erection of a 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 &amp; Reasons

## Full Permission - three years

The development hereby permitted shall be begun before the 7th December 2026 which is three years from the date of approval of the original application.

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 received on 06/10/2023, 1631/07 received on 27/11/2023 and 1631-05A received on 28/08/2024 and 1631-06A received on 04/09/2024.

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

## 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.

## Unique condition 1 - add own text

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.

## 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.

## Informatives

**Building control informative**

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**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:

The application was acceptable as submitted



**Detail:**

3

**Application Number:** 24/P/01467**Stat Start Date:** 07/10/2024**App type:** C of Lawfulness for Proposed Use or Dev**Grid Ref:** 504664 155705**Parish:** Ripley**Agent:** Profile Architecture, 16 Tynley  
grove, Jacobs Well, Guildford,  
GU4 7PE**Ward:** Send & Lovelace**Final Decision:** Refuse**Decision Date:** 29/11/2024**Decision Level:** Delegated**Location:** Heathfield, Heath Rise, Ripley, Woking, GU23 6ET**Proposal:** Certificate of lawfulness for proposed development to establish whether the erection of a garage attached to the existing dwelling with a double pitched roof would be lawful.**Conditions & Reasons****Reason for Refusal**

The proposed 'garage attached to the existing dwelling with a double pitched roof' would extend beyond a wall forming the principle elevation of the original dwellinghouse. Therefore the proposal would not constitute permitted development by virtue of Schedule 2, Part 1, Class A, sub-paragraph A.1.(e) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

**Reason for Refusal**

The proposed 'garage attached to the existing dwelling with a double pitched roof' would extend beyond a wall forming a side elevation of the original dwellinghouse and would have a width greater than half the width of the original dwellinghouse. Therefore the proposal would not constitute permitted development by virtue of Schedule 2, Part 1, Class A, sub-paragraph A.1.(j) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

**Reason for Refusal**

The proposed 'garage attached to the existing dwelling with a double pitched roof' would be joined to an existing two storey side extension. The total enlargement would exceed the limits set out in sub-paragraphs A.1.(e), A.1.(h) and A.1.(j). Therefore the proposal would not constitute permitted development by virtue of Schedule 2, Part 1, Class A, sub-paragraph A.1.(ja) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

**Informatives****Drawing numbers - refusals**

This decision relates expressly to drawing(s) ND3130, ND3130/02, ND3130/03, ND3130/04, ND3130/5, ND3130/6A, ND3130/6B, ND3130/8B and ND3130/9 received on 7th October 2024.

**Summary:**

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**Application Number:** 24/P/01469**App type:** C of Lawfulness for Proposed Use or Dev**Final Decision:** Approve**Decision Level:** Delegated**Decision Date:** 05/12/2024**Location:** Inchcape, High Street, Ripley, Woking, GU23 6AE**Proposal:** Certificate of lawfulness for proposed development to establish whether a change of fenestration on ground floor rear elevation and omission of first floor side elevation window would be lawful.



## Detail:

1

Application Number: 24/P/01469

Stat Start Date: 07/10/2024

App type: C of Lawfulness for Proposed Use or Dev

Grid Ref: 505036 156548

Parish: Ripley

Agent: Fluent ADS Ltd, 69-71 Windmill  
Rd, Sunbury on Thames, , TW16  
7DT

Ward: Send &amp; Lovelace

Final Decision: Approve

Decision Date: 05/12/2024

Decision Level: Delegated

Location: Inchcape, High Street, Ripley, Woking, GU23 6AE

Proposal: Certificate of lawfulness for proposed development to establish whether a change of fenestration on ground floor rear elevation and omission of first floor side elevation window would be lawful.

## Informatives

## Building control informative

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## Drawing numbers - refusals

This decision relates expressly to drawing(s) P.M.100, P.M.200, P.M.300, P.M.400, P.M.500, P.M.600 and additional information received on 07/10/2024.

## 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.

## Unique informative 1 - add own text

In accordance with Class A A.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