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**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure)
(England) Order 2015**

Approval of planning permission: 15/P/01143

Date of Decision: 09/03/2017

Proposal: Erection of detached stable block (retrospective application) (amended plans received 14.02.17).

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

For: Mr Stewart-Clark
Challenge Fencing

The application is hereby approved subject to the following condition(s):

1. The development hereby permitted shall be carried out in accordance with the following approved plans: drawing 1105/12F received 14.02.17; amended block plan received 17.11.15 and drawings 1105/02A received 16.06.15.

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

2. The development hereby permitted shall at no time be used for livery purposes or in connection with equestrian tuition or leisure rides.

Reason: In the interests of highway safety, to protect the residential character of the area and the living conditions of nearby residents and in the interests of visual amenity.

3. No external lighting shall be installed on the site or affixed to any buildings on the site unless the local planning authority has first approved in writing details of the position, height, design, measures to control light spillage and intensity of illumination. Only the approved details shall be installed.

Reason: In the interests of visual and residential amenity.

4. Within 28 days of the date of this permission, full details of soft landscape proposals, including details of new planting along the south western boundary of the site and a schedule of landscape maintenance for a minimum period of 10 years, shall be 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 within 56 days of the Council's written approval of the landscaping proposal and shall be retained for the lifetime of the development.

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

5. All planting, seeding or turfing approved shall be carried out in the first planting and seeding season following the date of this permission. 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.

6. Within 3 months of the date of this decision, the changes to the external appearance of the building, as set out on drawing 1105/12F, shall be implemented in full and retained in perpetuity.

Reason: To ensure that the appearance of the building is acceptable and consistent with the use applied for. To protect the character and appearance of the surrounding area.

7. Immediately following the approval of this application, no part of the alternative stable block, which was approved under planning application 14/P/00978 shall be built out.

Reason: The stable hereby approved if built out in combination with the other stable approved under application 14/P/00978 may have an adverse impact on the Green Belt, without any demonstration of a need for two separate facilities.

8. The building hereby approved shall only be used for stabling and the storage of ancillary feed, tack and equipment associated with the use.

Reason: To give the Local Planning Authority control over other uses of the building.

Informatives:

1. It is noted that the building which is the subject of this application, as well as the land around it, is currently in use as a dog day care centre and not as equine stables as set out in the application. The use of the building and land as a dog day care centre does not appear to have the benefit of planning permission. The applicant is advised to resolve this situation either by ceasing the current use of the land and building or by seeking to gain planning permission to retain it. However, the applicant's attention is drawn to similar proposal on the site, which was refused by the Local Planning Authority.

2. 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:
 1. Offering a pre application advice service
 2. 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
 3. 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 not sought prior to submission. However, the application was deemed to be acceptable as submitted, following the clarification and correction of the information and plans.

Please read the Important Notes attached.



Tracey Coleman
Director of Planning and Regeneration

Important Notes

The applicant is recommended to retain this decision notice in a safe place or with the title deed of the property.

Compliance with Approved Plans and Conditions

Any failure to adhere to the details of any plans approved or to comply with any conditions detailed in this notice constitutes a contravention of the provisions of the Town and Country Planning Act 1990 (as amended) and may lead to enforcement action being taken by the Council. If you want to depart in any way from the approved development, you are advised to seek the agreement of the Council before carrying out any work.

The applicant is advised that there will be a fee for each separate submission of information and details required to discharge the reserved matters and other conditions.

For further information contact planningenquiries@guildford.gov.uk or 01483 444609

Building Regulations and other legislation

This permission relates only to planning legislation. It is your responsibility to seek any authorisations required under other legislation.

In particular, Building Regulations approval may be required for this work. For free informal advice please contact our Building Control Service at www.guildford.gov.uk/buildingcontrol or telephone 01483 444545.

Attention is drawn to Section 20 of the Surrey Act 1985 which requires that when a building is erected or extended, proper provision shall be made for the fire brigade to have means of access to the building and any neighbouring building.

Appeals to the Secretary of State

General

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990 (as amended).

You, or an agent acting on your behalf, can appeal if you were the person who made the application. Appeals are dealt with by the Planning Inspectorate, an executive agency of the Department for Communities and Local Government. Its primary function is to determine appeals on behalf of the Secretary of State.

Appeals must be made to the Planning Inspectorate within certain time limits and on forms provided by the Planning Inspectorate. You can find more information on how to appeal at <https://www.gov.uk/appeal-planning-inspectorate>. If you do not have internet access you can contact the Planning Inspectorate at

The Planning Inspectorate
Customer Support Team
Room 3/13
Temple Quay House

2 The Square
Bristol
BS1 6PN
Telephone: 0303 444 5000

Planning Permission

If you want to appeal against the refusal of this application or against condition(s) attached to this approval, then you must do so within 6 months of the date of this decision notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against the Council's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

Purchase Notices

If either the Council or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor can they render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Borough Council. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).