



GUILDFORD
BOROUGH

Mr. Martin Gardner
Challenge Fencing
The Shed Factory
Portsmouth Road
Ripley
Surrey
GU23 6EW

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure)
(England) Order 2010 (as amended)**

Approval of planning permission: 14/P/00045

Date of Decision: 12/11/2014

Proposal: Change of use of building to a B1(c) light industrial use and ancillary storage, including external timber/concrete cladding to one half of the building; installation of solar panel array on building roof.

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

For: Mr. Alexander Stewart-Clark
Challenge Fencing

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

1. 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(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following approved plans: 1103/44A; 1103/24; 1103/26; 07/08/047/1/C and additional information received on 10.01.14.

Reason: To ensure that the development is carried out in accordance with the approved plans, and in accordance with policy G1 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction dated 24/9/07).

3. Any industrial uses shall be confined to the south-western half of the building only and there shall be no storage of materials associated with the business outside of the building at any time.

Reason: To protect the character and appearance of the countryside and the openness and visual amenity of the Green Belt. In accordance with the following policy number(s), G5, RE1 and RE2 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction dated 24/9/07).

4. The external cladding hereby approved shall only be applied to the south-western half of the building as shown on drawing number 1103/44A and the north-eastern half of the building shall remain open on three sides at all times, as shown on drawing number 1103/44A.

Reason: In order to protect the openness and visual amenity of the Green Belt. In accordance with policies RE2 and RE9 of the Guildford Local Plan 2003 (as saved by CLG Direction 24/09/07).

5. Before the building operations hereby permitted are commenced details of the proposed external materials, including the RAL colour of any external cladding and roofing shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Reason: To ensure that the external appearance of the building is satisfactory. In accordance with the following policy number(s), G5 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction dated 24/9/07).

6. The premises shall be used for B1(c) uses and for no other purpose (including any other purpose in Class B of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use. In accordance with the following policy number(s), G1 and RE9 of the Guildford Local Plan 2003 (as saved by CLG Direction 24/09/07).

7. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Reason: In the interests of visual amenity of the area. In accordance with the following policy number(s), G5 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction dated 24/9/07).

8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of visual amenity of the area. In accordance with the following policy number(s), G5 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction dated 24/9/07).

9. Before the development hereby approved is commenced, a Method of Construction Statement shall be submitted to and approved in writing by the Local Planning Authority. The Statement shall include the following details:
- proposed hours of construction
 - details of any fixed plant or machinery, including generators and any means of noise mitigation proposed

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

Reason: To protect the neighbours from noise and disturbance outside the permitted hours during the construction period. In accordance with the following policy number(s), G1(3) of the Guildford Borough Local Plan 2003 (as saved by CLG Direction dated 24/9/07).

10. Prior to the installation of any external lighting (including security lighting), details shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

Reason: To protect the amenity of neighbouring properties and the openness and visual amenity of the Green Belt. In accordance with the following policy number(s), G1(3), RE1 and RE2 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction dated 24/9/07).

11. There shall be no deliveries or collections made to or from the site outside of the following hours:
- Monday to Friday 7am to 8am; 10am to 3pm and 5pm to 7pm
 - Saturday 8am to 1pm
 - At no time on Sundays or bank or public holidays

Reason: To protect the amenity of neighbouring properties. In accordance with the following policy number(s), G1(3) of the Guildford Borough Local Plan 2003 (as saved by CLG Direction dated 24/9/07).

Informatives:

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Guildford Borough Council takes a positive and proactive approach to development proposals focused on looking for solutions. We work with applicants in a positive and proactive manner by:
- offering a pre-application advice service
 - updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions

In this instance the applicant did not enter into pre-application discussions and did not seek any advice before submitting the application. Through discussions with the Local Planning Authority, the applicant has been able to resolve the concerns previously raised and the proposal is now deemed to be acceptable.

2. Notwithstanding the details of the officer report, the Council cannot confirm if planning application 08/P/02011 has been implemented or remains extant. To establish whether or not this is the case, the applicant may wish to consider submitting a certificate of lawful use, supplying evidence that the application has been implemented, within the required time scales.
3. Notwithstanding the proposed drawings, the Council does not have any record of planning permission being granted for the extended hardstanding area which has been created leading from Rose Lane to the application building. This hardstanding area does not form part of the current proposal and the Council has not considered it as part of this application.
4. The applicant is reminded that this permission is also the subject of an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended).

Please read the Important Notes attached.

A handwritten signature in black ink that reads "Chris Mansfield". The signature is written in a cursive, flowing style.

Chris Mansfield
Executive Head of Development

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 planning.enquiries@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 <http://www.planningportal.gov.uk/pcs>. 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).