



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

Town and Country Planning Act 1990 (as amended)

Date of Decision: 18/12/2014

Application: 14/P/00045
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 Council hereby discharges the following conditions:

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).

Notes: The following external materials are approved:
exterior weatherboarding - softwood stained Green Spruce
roof and side cladding - Kingspan KS1000RW composite panels painted leaf green externally
concrete panels to be un-painted externally
No external materials shall be used other than those approved.

Discharged on: 18/12/2014

The Council hereby refuses discharge of the following conditions:

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).

Notes: While the proposed landscaping is deemed to be acceptable, the landscaping plan (1403/05) shows significant land level changes to the rear of the site in the region of 600mm above ground level. These works may need the benefit of planning permission in their own right and cannot be approved as part of a discharge of condition request. The applicant is advised to re-submit the landscaping plan, without the land level changes. Until an acceptable plan has been submitted, the condition cannot be discharged.

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).

Notes: Condition nine requires the applicant to submit details of the proposed hours of construction and details of any fixed plant or machinery, including generators and any means of noise mitigation proposed. While a confirmation of the proposed hours of construction has been provided, there is no confirmation on the use of any fixed plant, machinery or generators. The applicant should provide the detail required by the condition. Until this information has been submitted, the condition cannot be discharged.

You are advised that the following conditions remain to be discharged: 7. 9.

Please read the Important Notes attached.

Chris Mansfield

Chris Mansfield
Executive Head of Development



Guildford Borough Council
Millmead House, Millmead, Guildford, Surrey GU2 4BB

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

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. You can find more information on how to appeal at <http://www.planningportal.gov.uk/planning/appeals>. 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
Fax: 0117 372 8782

Email: enquiries@planning-inspectorate.gsi.gov.uk

Discharge of Conditions

If you are aggrieved by the decision of the Council to refuse to discharge conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990 (as amended).

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals must be made on a form which can be obtained from the Planning Inspectorate.

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 an 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.