



GUILD FORD
B O R O U G H

www.guildford.gov.uk

planningenquiries@guildford.gov.uk
01483 444609
Planning Services
Guildford Borough Council
Millmead House, Millmead
Guildford, Surrey
GU2 4BB

Application for Removal or Variation of a Condition following Grant of Planning Permission or
Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation
Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Proposed commercial development comprising of 3,303sqm floorspace for research and development (Class E(g)(ii)), light industrial (Use Class E(g)(iii)), general industrial (B2) and storage and distribution (B8) uses, internal access road, 110 parking spaces and overflow parking/external storage, 18 delivery vehicle bays, bicycle parking, bin stores and landscaping including attenuation ponds

Applicant Details

Name/Company

Title

Mr

First name

Richard

Surname

Newman

Company Name

Burnt Common Nurseries Ltd

Address

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

JAMIE

Surname

TURPIN

Company Name

Newship Group Ltd

Address

Address line 1

Fernside Place

Address line 2

179 Queens Road

Address line 3

Town/City

Weybridge

County

Country

United Kingdom

Postcode

KT13 0AH

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Proposed commercial development comprising of 3,303sqm floorspace for research and development (Class E(g)(ii)), light industrial (Use Class E(g)(iii)), general industrial (B2) and storage and distribution (B8) uses, internal access road, 110 parking spaces and overflow parking/external storage, 18 delivery vehicle bays, bicycle parking, bin stores and landscaping including attenuation ponds

Reference number

20/P/00816

Date of decision (date must be pre-application submission)

10/06/2022

Please state the condition number(s) to which this application relates

Condition number(s)

16

Has the development already started?

Yes

No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Updated Written Scheme of Investigations submitted by Thames Valley Archaeologist Services and approved by the County Archaeologist

The site investigation works commenced 16th October 2023 and completed 24th November 2023 and inspected accordingly by the County Archaeologist.

Plans, photos and written summary issued to County Archaeologist shortly after final inspection pending issue of lab results & final report (anticipated receipt in 5-6 months).

County Archaeologist confirmed all of the above in his email 1st Dec 2023 and confirmed he has no objection for the development works to now progress.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Amend Condition 16 to acknowledge satisfactory completion of Archaeology fieldworks in line with County Archaeologists email 1st Dec 2023. Also further amend to become a Pre Occupation Condition being satisfied by receipt of the Full Report.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

22/P/00816

21/09/2023

Details of the pre-application advice received

Notes: Written Scheme of Investigation Phase 1 prepared by HCUK, dated 22.07.2022 Ref: 08224A

Archaeological Evaluation Phase 1 prepared by Wessex Archaeology Ltd, dated 05.06.2023 Ref: 278410.03

Investigative and excavation works agreed in consultation with the County Archaeologist under 22/D/00121.

The condition cannot be discharged until a revised Written Scheme of Investigation for an area in the northern part of the site where there is a concentration of features, which may represent more intensive activity, associated with a potential Roman settlement. Outside of this area it appears that the archaeological potential is more limited as the trenches bordering the Phase 2 site were negative and therefore, development could work commencing elsewhere on the Phase 1 site.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

Yes

No

Is any of the land to which the application relates part of an Agricultural Holding?

Yes

No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

The Applicant

The Agent

Title

Mr

First Name

JAMIE

Surname

TURPIN

Declaration Date

15/12/2023

Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

JAMIE TURPIN

Date

15/12/2023