

Planning appeals monitoring follow up report

2021 overturns table

Application number	Site address and brief description of development	Officer recommendation	Committee decision	Appeal decision	Costs sought	Costs awarded Yes/No
20/P/968	Hayloft, Waterlane Farm, Albury (change of use to classic car restoration)	Approve	Refuse	Appeal allowed	No	
19/P/1726	Church Street Effingham (17 dwellings)	Approve	Refuse	Appeal lodged	Too early	
20/P/1755	Merrow Centre, 41 Down Road (reduced parking)	Approve	Refuse	Appeal lodged	Too early	
20/P/2126	21 Oxenden Road, Tongham (House holder outbuilding)	Approve	Refuse	Appeal allowed	No	
20/P/01756	Food Store, Railton Road, Guildford	Approve	Refuse	No appeal lodged		
21/P/00339	Elm Cottage, The Street, West Clandon	Approve	Refuse			
21/P/01106	The Old Cottage, Broad Street, Guildford	Refuse	Approve	N/A		
18/P/02456	Land at Ash Manor Ash Green Road, Ash Green	Approve	Refuse	See note below		
20/P/01461	Land at Ash Manor Ash Green Road, Ash Green	Approve (appeal against non-determination submitted)	Refuse	Yes – public Inquiry date set for 11 Jan		
20/P/02042	Cheynes, Brook Lane, Albury	Approve	Refuse	Too early		
21/P/00535	Land at Smugglers End, and Merlins, Smugglers	Approve	Refuse	Too early		

Application number	Site address and brief description of development	Officer recommendation	Committee decision	Appeal decision	Costs sought	Costs awarded Yes/No
	Way, The Sands					
20/P/01359	Land North of Hambledon Cottage and East of Ripley Lane	Approve	Refuse	Too early		

Commentary:

To date, five appeals have been lodged against Committee overturn decisions. Two decisions have been received both have been allowed representing 100% of the decisions made. Three decisions are pending, one of which will be considered by a public inquiry in January 2022. Three overturned decisions are too recent to have seen appeals lodged.

2021 overall appeal decisions as a comparison (note this INCLUDES the Committee overturn decisions):

Appeals determined 48
 Appeals allowed 34
 Appeals dismissed 79
 Mixed decision 1
 & dismissed 71%

2021 Costs decisions

Costs have been awarded against the Council in respect of 20/P/01216 which was overturned by Planning Committee in 2020.

- 20/P/01216, Land off Field Way, Send (Planning Committee overturn) partial award of costs against the Council. The final amount has yet to be settled, inspector noted the following:
 - Council unable to evidence that proposal is deficient in terms of design, appearance, and layout
 - Infrastructure – concerns have arisen from assertions rather than evidence. No reasonable basis for the Council’s stance on this matter

Final costs amount pending.