

PLANNING COMMITTEE

21 JUNE 2023

PLANNING APPEAL DECISIONS

The following appeal decisions are submitted for the Committee's information and consideration. These decisions are helpful in understanding the manner in which the Planning Inspectorate views the implementation of local policies with regard to the Guildford Borough Local Plan: strategy and sites 2015 - 2034 and the National Planning Policy Framework (NPPF) March 2012 and other advice. They should be borne in mind in the determination of applications within the Borough. If Councillors wish to have a copy of a decision letter, they should contact Sophie Butcher (sophie.butcher@guildford.gov.uk)

<p>1.</p>	<p>Mr Strzebrakowski Tillingbourne Trout Farm, Dorking Road, Abinger Hammer, RH5 6SA</p> <p>Costs - The appeal was against the failure of the Council to issue a notice of their decision within the prescribed period on an application for planning permission for the erection of a two bedroom rural worker's dwelling.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector's Main Issues:</p> <p>The evidence before me demonstrates that the Council failed to appropriately co-operate with the applicant and failed to adhere to deadlines in respect of the planning application, which remains undetermined with no explanation as to why, or how the Council would have determined the application had it done so. Whilst it is evident from the applicant's submission that the Council has experienced significant difficulties in the processing of applications, this is not the concern of the applicant, who simply wished to have their application determined in a timely manner.</p> <p>Please view the decision letter for further info: https://publicaccess.guildford.gov.uk/online-applications/files/1A63295E20CA7107FDEC07E2341CDA86/pdf/21_P_02649-COSTS_DECISION-1804785.pdf</p>	<p>*COSTS ALLOWED</p>
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<p>2.</p>	<p>Mr & Mrs Stephen and Rachel Bampfylde Land between 12 and 14 Poyle Road, Guildford GU1 3SJ</p> <p>21/P/02198 – The development proposed is a 3 storey, 4 bedroom single occupancy house.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The main issues are the effect of the proposal on i) the character and appearance of the area; ii) the living conditions of the occupants of adjoining properties with regard to privacy; and iii) the integrity of the Thames Basin Heath Special Protection Area (SPA).</p> <p>Please view the decision letter for further info: https://publicaccess.guildford.gov.uk/online-applications/files/FC502DC335B8E7C9C99F9EC827D8FDD8/pdf/21_P_02198-APPEAL_DECISION-1806259.pdf</p>	<p>*ALLOWED</p>
<p>3.</p>	<p>Mr Toby Wells West Flexford Barn, West Flexford Lane, Wanborough, Guildford GU3 2JW</p> <p>21/P/01238 – The development proposed is construction of housing for biomass pellet boiler and associated pellet store.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The main issue whether the proposal would be inappropriate development in the Green Belt having regard to the National Planning Policy Framework (the Framework) and any relevant development plan policies; the effect of the proposal on the openness of the Green Belt; and whether any harm by reason of inappropriateness, and any other harm, would be clearly outweighed by other considerations, so as to amount to the very special circumstances required to justify the proposal.</p> <p>Please view the decision letter for further info: https://publicaccess.guildford.gov.uk/online-applications/files/B3C1A39B59189E6A8A67EE840AA561E6/pdf/21_P_01238-APPEAL_DECISION-1808874.pdf</p>	<p>*ALLOWED</p>

	<p>Please view the decision letter for further info:</p> <p>https://publicaccess.guildford.gov.uk/online-applications/files/1E42018D908614046B7575311474B17E/pdf/22_P_01123-APPEAL_COSTS_DECISION-1805254.pdf</p>	
<p>5.</p>	<p>Mr Brian Hurst Bowline Cottage, Rad Lane, Peaslake, Guildford GU5 9PB</p> <p>21/P/01311 – The development proposed is described on the application form as “To demolish a double garage and replace with a triple garage and store”.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: Whether the proposal would be inappropriate development in the Green Belt having regard to the National Planning Policy Framework (the Framework) and any relevant development plan policies; the effect of the proposal on the openness of the Green Belt; the effect of the proposal on the character and appearance of Bowline Cottage and the surrounding area; and whether any harm by reason of inappropriateness, and any other harm, would be clearly outweighed by other considerations, so as to amount to the very special circumstances required to justify the proposal.</p> <p>Please view the decision letter for further info:</p> <p>https://publicaccess.guildford.gov.uk/online-applications/files/394EAA5ABCE28AC601368265CC1E9260/pdf/21_P_01311-APPEAL_START_LETTER-1667238.pdf</p>	<p>DISMISSED</p>
<p>6.</p>	<p>Mr Anthony Etwell Forest Farm, Forest Road, East Horsley KT24 5ER</p> <p>21/P/01537 – The development proposed is described as the ‘Construction of a single storey, two bedroom dwelling.’</p> <p>Planning Committee – 18 May 2022 Decision – To Refuse Officer Recommendation: To Refuse</p> <p>Inspector’s Main Issues:</p>	<p>DISMISSED</p>

	<p>The main issue is the effect of the development on the character and appearance of the surrounding area.</p> <p>Please view the decision letter for further info: https://publicaccess.guildford.gov.uk/online-applications/files/736C7892F5F858DB1D07EEDA6EEE7545/pdf/21_P_01537-APPEAL_START_LETTER-1775760.pdf</p>	
<p>7.</p>	<p>Mr Lorne Vary Abbotswood, High Park Avenue, East Horsley, KT24 5DF</p> <p>22/T/00094 – The work proposed is Oak trees T1 and T2 – reduce by 50% to knuckle points. The relevant Tree Preservation Order (TPO) is Tree Preservation of 2021, which was confirmed on 9 June 2022.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The effect of the works on the character and appearance of the area, and whether sufficient justification has been demonstrated for the works.</p> <p>Please view the decision letter for further info: https://publicaccess.guildford.gov.uk/online-applications/files/3DA687854AA236045BEBFBA77324ABD0/pdf/22_T_00094-APPEAL_DECISION-1807914.pdf</p>	<p>DISMISSED</p>
<p>8.</p>	<p>Mr Ben Bryant The Cottage, Meadow Close, Ash Vale, Surrey GU12 5PY</p> <p>22/P/00666– The development proposed is described as the extension and conversion of the existing detached 3 bedroom house to provide 1 No. 3 bedroom house and 2 No. 2 bedroom houses.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The main issues are whether, having regard to flood risk, the appeal site is a suitable location for the proposed development and whether it would provide adequate finished floor levels; and the effect of the proposal on the Thames Basin Heaths Special Protection Area (SPA).</p> <p>Please view the decision letter for further info:</p>	<p>DISMISSED</p>

	https://publicaccess.guildford.gov.uk/online-applications/files/F9071D37ED16A32AF65C2E6E674CCD0F/pdf/22_P_00666-APPEAL_DECISION-1808185.pdf	
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