

## PLANNING COMMITTEE

29 MARCH 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](mailto:sophie.butcher@guildford.gov.uk))

1.	<p><b>Appeal A</b> <b>Mr John Searle</b> <b>The Pines, Green Lane East Normandy, GU3 2JL</b></p> <p><b>21/P/00454</b> – The application sought planning permission for variation of condition 3 of planning consent 10/P/00507 (approved on appeal on 14/06/2011) for the use of land for stationing of caravans for residential purposes for 1 gypsy pitch, with ancillary utility/day room, to allow permanent occupation of the pitch on the site without complying with conditions attached to planning permission Ref 15/P/02363, dated 5 March 2018.</p> <p>Delegated Decision: To Refuse</p> <p><b>Appeal B</b> <b>Mr John Searle</b> <b>The Pines, Mobile Home 1, Green Lane East, Normandy GU3 2JL</b></p> <p><b>21/P/00456</b> - The application sought planning permission for the use of land for the stationing of caravans for residential purposes for 1 No. gypsy pitch together with a utility/dayroom ancillary to that use without complying with conditions attached to planning permission Ref 15/P/02364, dated 5 March 2018.</p>	<p><b>*ALLOWED</b></p> <p><b>*ALLOWED</b></p>
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	<p>Delegated Decision: To Refuse</p> <p><b>Inspector’s Main Issues for both Appeals A and B:</b>  The effect of the proposal on the openness of the Green Belt and the purposes of including land in the Green Belt; The effect of the proposed development on the Thames Basin Heaths SPA: and whether the harm by reason of inappropriateness, and any other harm, would be clearly outweighed by other considerations. If so, would this amount to the very special circumstances required to justify the proposal on a permanent or temporary basis.</p> <p>Please view the decision letter for further info:  <a href="https://publicaccess.guildford.gov.uk/online-applications/files/CBED67DDE20CA6ED24E72C2F63D65441/pdf/21_P_00454-APPEAL_DECISION-1773152.pdf">https://publicaccess.guildford.gov.uk/online-applications/files/CBED67DDE20CA6ED24E72C2F63D65441/pdf/21_P_00454-APPEAL_DECISION-1773152.pdf</a></p>	
<p>2.</p>	<p><b>Shanly Homes Ltd</b>  <b>White Horse Yard, High Street, Ripley GU23 6BB</b></p> <p><b>20/P/01057</b> – The development proposed is for the demolition of buildings including partial demolition of curtilage listed wall and redevelopment to provide 26 houses and flats, associated landscaping, open space, access, and parking.</p> <p>Planning Committee 30 March 2022: Refused  Officer Recommendation: To Approve  Decision: Allowed</p> <p><b>Inspector’s Main Issues:</b> The main issues are whether the lack of a retail element in the appeal scheme would have a significantly deleterious effect on the vitality of the District Centre of Ripley; Whether sufficient off-street parking would be provided; Whether the planning obligation would provide adequate mitigation to offset identified impacts to infrastructure provision and, The effects on the Thames Basin Heaths Special Protection Area.</p> <p>Please view the decision letter for further info:  <a href="https://publicaccess.guildford.gov.uk/online-applications/files/906FA7A3F9B5094E6611A37E36630541/pdf/20_P_01057-APPEAL_DECISION-1774419.pdf">https://publicaccess.guildford.gov.uk/online-applications/files/906FA7A3F9B5094E6611A37E36630541/pdf/20_P_01057-APPEAL_DECISION-1774419.pdf</a></p>	<p><b>*ALLOWED</b></p>

<p>3.</p>	<p><b>Mr &amp; Mrs Khalek</b>  <b>Burrowsdene, Vicarage Lane, Send, GU23 7JN</b></p> <p><b>21/P/01847</b> – The development for which a certificate of lawful use or development is sought is construction of outbuilding to be used as a home office, gym and store, plus log store.</p> <p>Delegated Decision: To Refuse</p> <p><b>Inspector’s Main Issues:</b> The main issue is whether the outbuilding would have been lawful on the basis that the development would have been granted planning permission by the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (GPDO).</p> <p>Please view the decision letter for further info:  <a href="https://publicaccess.guildford.gov.uk/online-applications/files/DE25AD19EA9480A490E09400EBAE46F9/pdf/21_P_01847-APPEAL_DECISION-1777479.pdf">https://publicaccess.guildford.gov.uk/online-applications/files/DE25AD19EA9480A490E09400EBAE46F9/pdf/21_P_01847-APPEAL_DECISION-1777479.pdf</a></p>	<p><b>*ALLOWED</b></p>
<p>4.</p>	<p><b>Mr Patrick Sloan</b>  <b>7 Pirbright Terrace, Guildford Road, Pirbright, Woking GU24 0LR</b></p> <p><b>21/P/02573</b> – The development proposed is described as a single storey rear extension, two storey front extension, and conversion of attic to bedroom and ensuite.</p> <p>Delegated Decision: To Refuse</p> <p><b>Inspector’s Main Issues:</b> The main issue is 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.</p> <p>Please view the decision letter for further info:  <a href="https://publicaccess.guildford.gov.uk/online-applications/files/052FD38046A7215430B3DFFED827F76D/pdf/21_P_02573-APPEAL_DECISION-1777653.pdf">https://publicaccess.guildford.gov.uk/online-applications/files/052FD38046A7215430B3DFFED827F76D/pdf/21_P_02573-APPEAL_DECISION-1777653.pdf</a></p>	<p><b>*ALLOWED</b></p>
<p>5.</p>	<p><b>Mr Randolph Gardiner</b>  <b>Greengage Farm, West Flexford Lane, Wanborough, Surrey GU3 2JW</b></p> <p><b>21/P/00914</b> – The development proposed is the erection of two detached single storey dwellings following the demolition of</p>	<p><b>DISMISSED</b></p>

existing buildings.

Delegated Decision: To Refuse

**Inspector's Main Issues:** The main issue is the effect of the proposed development on the provision of employment land, with regard to viability.

Please view the decision letter for further info:

[https://publicaccess.guildford.gov.uk/online-applications/files/22AA7FAB18D84B1A64C95812D89FDC94/pdf/21\\_P\\_00914-APPEAL\\_DECISION-1773296.pdf](https://publicaccess.guildford.gov.uk/online-applications/files/22AA7FAB18D84B1A64C95812D89FDC94/pdf/21_P_00914-APPEAL_DECISION-1773296.pdf)