

PLANNING COMMITTEE

26 FEBRUARY 2025

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>Greenways, Fox Corner, Worplesdon, Surrey, GU3 3PP</p> <p>23/P/00968 – The use for which a certificate of lawful use or development is sought is C3(b).</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The main issue is whether the Council’s decision to refuse a certificate of lawfulness was well founded.</p> <p>Please view the decision letter online via the planning portal.</p>	<p>*ALLOWED</p>
<p>2.</p>	<p>Aurora Poppyfield School, Lower Road, Effingham, Leatherhead, KT24 5JP</p> <p>23/P/01290 – The development proposed is retention of anti-climb fencing to existing frontage of the site.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector’s Main Issues: The main issues are:</p> <ul style="list-style-type: none">• the effect of the development on the character and appearance of Lower Road and the Effingham Conservation Area (CA); and,• the effect of the development on the settings of the Grade II listed The Red House and the non-designated	<p>*ALLOWED</p>

	<p>heritage assets (NDHA) known as The Church of Our Lady of Sorrows and Lych Gate.</p> <p>Please view the decision letter online via the planning portal.</p>	
<p>3.</p>	<p>Park Barn Farm, Wisley Common, Wisley, Surrey, GU23 6QS</p> <p>23/P/02022 - The development proposed is described as retrospective application for demolition of existing outbuilding and erection of outbuilding containing garage at ground floor with storage space in the roofspace.</p> <p>Delegated Decision: To Refuse</p> <p>Inspector's Main Issues:</p> <p>The main issues are:</p> <ul style="list-style-type: none"> • The appeal site is within the Green Belt. Paragraph 153 of the Framework states that inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances. • The main issue is whether the scheme is inappropriate development in the Green Belt having regard to the Framework and any relevant development plan policies. <p>Please view the decision letter online via the planning portal.</p>	<p>*ALLOWED</p>
<p>4.</p>	<p>The Tyrell Building, Longreach, Ockham, Surrey, GU23 6PG</p> <p>23/P/01001 – The development proposed is mixed use development comprising erection of three detached residential dwellings and an extension to existing commercial building and related access, refurbishment of an existing commercial building and alterations following demolition of existing extension; revised application further to 21/P/01193.</p> <p>Delegated Decision: To Refuse</p>	<p>DISMISSED</p>

Inspector's Main Issues

The main issues are:

- Whether or not the proposal represents inappropriate development in the Green Belt; and, if deemed that it does,
- Whether or not the 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 necessary to justify it.

Please view the decision letter online via the planning portal.