West Horsley Parish Council

# Article 4 Direction

Following their meeting on Monday 24th June 2024, the Planning Committee recommend to the Full Council that a request is submitted to Guildford Borough Council (GBC) Planning for an Article 4 Direction to be applied to **Land which lies to the West of Long Reach, to the North of Green Lane West and to the East of Ripley Lane**.

## What is an Article 4 Direction?

Permitted Development Rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application but are subject to conditions and limitations to control impact and to protect local amenity.

An Article 4 Direction removes these Permitted Development rights which means that planning permission is required for these minor developments that would otherwise not require an application for planning permission. This provides an additional level of planning protection, which would effectively allow the Parish Council to have a 'heads up' if anything was to happen to this land, either by change of use or by alterations being undertaken e.g. dividing the land by fences or erecting sheds. A request for an Article 4 Direction details what permitted rights we consider should be removed from the land e.g. Schedule 2, Part 2, Class A of the General Permitted Development Order which relates to gates, fences, wall etc. This would prevent fencing from being erected on the land unless a planning application is submitted and then subsequently approved by GBC. The Parish Council would be notified on the planning application and can submit an appropriate response to be considered by GBC.

If an Article 4 Direction is applied to this land, this will assist the Parish Council in ensuring that these minor developments comply with our Neighbourhood Plan (along with other planning policies) to protect the character of the area etc

## Liaison with Ockham Parish Council

In view of the location of the land, we have discussed this proposed action with Ockham Parish Council. They will follow our lead and, should the Full Council agree with the recommendation, confirm that the request can be submitted on behalf of both Parish Councils.

Prepared by the Deputy Clerk, July 2024

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