



Vanessa Garner
Network Rail Infrastructure Ltd
1 Eversholt Street
London
NW1 2DN

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure)
(England) Order 2010 (as amended)

Approval of planning permission: 14/P/02197

Date of Decision: 27/01/2015

Proposal: Closure of the Gomshall Station level crossing and erection of a permanent bridge with ramped and stepped access.

Location: Gomshall Station Footbridge, Station Approach, Gomshall, GU5 9NX

For: Network Rail Infrastructure Ltd

The application is hereby approved subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

<u>Plan</u>	<u>Drawing no.</u>	<u>Date Received</u>
Location plan	UA007216-0001A	09.12.2014
Existing plan	UA007216-30-ECV-DRG-HY D-1111 REV 01	02.12.2014
Site layout	UA007216-30-ECV-DRG-HY D-1511 REV 01	02.12.2014
Elevations	UA007216-30-ECV-DRG-HY D-1521 REV 01	02.12.2014
Elevations	UA007216-30-ECV-DRG-HY D-1522 REV 01	02.12.2014
Footbridge	NR/CIV/SD/402 REV A	09.12.2014
Ramp details	UA007216-DRG-103 rev 01	23.01.2015

Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of proper planning.

3. Prior to commencement of the development hereby approved, a detailed lighting strategy shall be submitted to as required, and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

Reason: To ensure that the lighting would respect the surrounding area and maintain neighbour amenity.

Informatives:

1. If you need any advice regarding Building Regulations please do not hesitate to contact Guildford Borough Council Building Control on 01483 444545 or buildingcontrol@guildford.gov.uk
2. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Guildford Borough Council takes a positive and proactive approach to development proposals focused on looking for solutions. We work with applicants in a positive and proactive manner by:
 - offering a pre-application advice service
 - updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions

In this instance, the applicant did not take the opportunity to approach the Council for pre-application advice. However, the proposal was found to be acceptable and very special circumstances were demonstrated.

Please read the Important Notes attached.



Chris Mansfield
Executive Head of Development

Important Notes

The applicant is recommended to retain this decision notice in a safe place or with the title deed of the property.

Compliance with Approved Plans and Conditions

Any failure to adhere to the details of any plans approved or to comply with any conditions detailed in this notice constitutes a contravention of the provisions of the Town and Country Planning Act 1990 (as amended) and may lead to enforcement action being taken by the Council. If you want to depart in any way from the approved development, you are advised to seek the agreement of the Council before carrying out any work.

The applicant is advised that there will be a fee for each separate submission of information and details required to discharge the reserved matters and other conditions.

For further information contact planning.enquiries@guildford.gov.uk or 01483 444609

Building Regulations and other legislation

This permission relates only to planning legislation. It is your responsibility to seek any authorisations required under other legislation.

In particular, Building Regulations approval may be required for this work. For free informal advice please contact our Building Control Service at www.guildford.gov.uk/buildingcontrol or telephone 01483 444545.

Attention is drawn to Section 20 of the Surrey Act 1985 which requires that when a building is erected or extended, proper provision shall be made for the fire brigade to have means of access to the building and any neighbouring building.

Appeals to the Secretary of State

General

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990 (as amended).

You, or an agent acting on your behalf, can appeal if you were the person who made the application. Appeals are dealt with by the Planning Inspectorate, an executive agency of the Department for Communities and Local Government. Its primary function is to determine appeals on behalf of the Secretary of State.

Appeals must be made to the Planning Inspectorate within certain time limits and on forms provided by the Planning Inspectorate. You can find more information on how to appeal at <http://www.planningportal.gov.uk/pcs>. If you do not have internet access you can contact the Planning Inspectorate at

The Planning Inspectorate
Customer Support Team
Room 3/13
Temple Quay House



2 The Square
Bristol
BS1 6PN
Telephone: 0303 444 5000

Planning Permission

If you want to appeal against the refusal of this application or against condition(s) attached to this approval, then you must do so within 6 months of the date of this decision notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against the Council's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

Purchase Notices

If either the Council or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor can they render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Borough Council. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).