

SOUTH HOLLAND DISTRICT COUNCIL

Report of: Development Manager
To: Planning Committee
Author: Richard Fidler
Subject: Planning Appeals
Purpose: To provide an update on recent Appeal Decisions

Recommendation

a) That the contents of this report be noted

1.0 OVERVIEW

1.1 Since the last report 3 Appeal Decisions have been received, the results are as follows:

Appeals Dismissed:	2
Appeals Allowed:	1
Appeals Part Allowed:	0

1.2 Since the 1st April 2017 95 planning appeal decisions have been received of which 69 have been dismissed, which equates to a success rate of 72.63%

2.0 PLANNING APPEALS DISMISSED

H22-0747-18 Applegate UK Ltd - Lucy Buttery

Land South: 247 Broadgate Weston Hills	APP/A2525/W/19/3223142
Proposed residential development and associated works	Decision Date: 06 June 2019
The Inspector concluded that the proposed development would not provide a suitable location for housing having regard to the character and appearance of the area. Therefore, it would conflict with SELLP Policy 1 which directs developments within settlement boundaries and with SELLP Policies 2 and 3 which seek developments that meet considerations including the character and appearance of the area. The proposal would also conflict with paragraph 127 of the NPPF in this regard.	

H23-0718-18 Mr M Lakey - MPL Home Improvements - Polly Harris-Gorf

Copelade Lodge Little Lane	APP/A2525/W/19/3224871
Change of use of land from paddock to builders yard (retrospective). Erection of fencing and the installation of a septic tank.	Decision Date: 25 June 2019
The Inspector concluded that the use of the site for a builders yard would have a harmful impact on the overall rural character and appearance of the countryside, the level of activity at the site would be likely to cause a level of noise and disturbance which would harm the living conditions of a nearby property and the development would result in an unacceptable adverse impact on	

highway safety due to the increased potential for conflict between vehicles on a narrow road. Therefore the development would be contrary to Policies 2, 3, 7 and 30 of the SELLP and also be at odds with the overarching aims of the NPPF.

3.0 PLANNING APPEALS ALLOWED

H16-0462-18 Mr R Karaoglan - Joan Isus

15 New Road Spalding	APP/A2525/W/18/3208189
Change of use from A1 use (Shop) to A3/A5 (Restaurant/Takeaway)	Decision Date: 18 June 019
The Inspector concluded that the proposal would not adversely affect the retail function of Spalding town centre nor would it adversely affect the living conditions of the occupants of surrounding properties. Therefore it would accord with Policies 2, 24 and 25 of the SELLP.	

4.0 ENFORCEMENT APPEALS DISMISSED

None

5.0 ENFORCEMENT APPEALS UPHELD

None

Background Papers - Planning Application and Enforcement Working Files

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