

## 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 decision(s) have been received, the results are as follows:

Appeals Dismissed:	3
Appeals Allowed:	0
Appeals Part Allowed:	0

1.2 Since the 1st April 2017 106 planning appeal decisions have been received of which 78 have been dismissed, which equates to a success rate of 73.58%

### 2.0 PLANNING APPEALS DISMISSED

H07-0023-19 Messrs Keith & Philip Grummitt - David Grant

Land Adj. Half Acre West Drove North	APP/A2525/W/19/3227110
Proposed Residential Development	Decision Date: 24th October 2019
In this appeal against non-determination the Inspector concluded that as the site was outside the settlement boundary it would damage the compactness of the village by extending development to the north, which would significantly harm the character and appearance of the area through suburbanising a very rural corner of the village. It would therefore breach SELLP Policies 1,2 and 3.	

H09-0632-18 Mr & Mrs R Holmes - David Grant

Morningside Nurseries Dog Drove North	APP/A2525/W/18/3217921
Erection of a new dwelling	Decision Date: 8th October 2019
The inspector concluded the proposal would not represent high quality design sustainable development, and there would be conflict with SELLP policies 1, 2 and 3.	
Further for the purposes of the NPPF, the site cannot be considered isolated because, although obviously rural, there are defined clusters of built development nearby and this site is located well within existing development that characterises Dog Drive North. Accordingly, the NPPF policy	

seeking to avoid isolated housing here unless specific circumstances applies is not applicable. As such the Inspector concluded that the site cannot be considered isolated for the purposes of Paragraph 79 of the Framework. Nevertheless, this did not alter the Inspector's conclusions on the visual harm of the proposal.

H09-0809-18 Mr Rex Login - David Grant

Land Off: Holbeach Drove Gate Holbeach Drove	APP/A2525/W/19/3229558
Residential development for up to 14 dwellings	Decision Date: 9th October 2019
The Inspector considered that the appeal site is not a suitable location for residential development and therefore concluded that the proposed development would conflict with Policy 1 of the SELLP and paragraph 8 of the NPPF which both aim to achieve sustainable development and that the proposed residential development would by virtue of its scale and location materially harm the intrinsic rural character of the village in conflict with Policies 2 and 3 of the SELLP which aim to ensure developments are of high-quality design which respects local character. It would also conflict with paragraph 170 of the NPPF which recognises the intrinsic character and beauty of the countryside	

**3.0 PLANNING APPEALS ALLOWED**

None

**4.0 ENFORCEMENT APPEALS DISMISSED**

None

**5.0 ENFORCEMENT APPEALS UPHELD**

None

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Background Papers - Planning Application and Enforcement Working Files

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**Lead Contact Officer**  
Richard Fidler; Development Manager  
01775 764428  
rfidler@sholland.gov.uk