

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

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

1.2 Since the 1st April 2017 123 planning appeal decisions have been received of which 93 have been dismissed, which equates to a success rate of 75.61%

2.0 PLANNING APPEALS DISMISSED

None

3.0 PLANNING APPEALS ALLOWED

H09-0192-20 Mr K Vaughan - Joan Isus

Land At Holbeach Drove Gate (Site On Corner Of Holbeach Drove & B1166)	APP/A2525/W/20/3254358
Erection of 3 bed detached house with on site parking	Decision Date: 20th October 2020
<p>The Inspector concluded that the proposed development would not cause harm to the character and appearance of the area by reason of its layout on the appeal site. The positioning of the proposed dwelling would be similar in its set back from the B1166 to the nearest two dwellings beyond its side boundary. Its relationship to this public highway would also not be dissimilar to that of other buildings within the wider area. There would be adequate distance between the proposal and Holbeach Drove Gate. For these reasons, the proposed development would assimilate well into the street scene when viewed from along both the B1166 and Holbeach Drove Gate and it would not form a visually harmful feature.</p> <p>Consequently, the Inspector considered the proposal to accord with Policies 2 and 3 of the South East Lincolnshire Local Plan 2019, which seek to protect character and appearance. There would also not be conflict with The NPPF or The National Design Guide, where they seek to achieve the</p>	

same aims.

4.0 ENFORCEMENT APPEALS DISMISSED

ENF-39-16-E09 Mr D Barnes – David Gedney

The land adjacent to Rose & Crown Caravan Site, Marsh Road, Holbeach Hurn	APP/A2525/C/19/3228584
Without planning permission the change of use of the land from use for agriculture to use as a caravan site	Decision Date: 27 October 2020
The Inspector determined, taking account of the evidence that the appellant has not demonstrated that what has occurred on the site does not constitute development or that planning permission is not required. Furthermore, the evidence from the Council firmly contradicts any suggestion that planning permission had been granted for the use. Thus the appeal under ground (c) that the matters alleged in the Enforcement Notice do not constitute a breach of planning control fails.	

5.0 ENFORCEMENT APPEALS UPHELD

None

Background Papers - Planning Application and Enforcement Working Files

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