

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:	1
Appeals Allowed:	2
Appeals Part Allowed:	0

1.2 Since the 1st April 2017 163 planning appeal decisions have been received of which 120 have been dismissed, which equates to a success rate of 73.62%

2.0 PLANNING APPEALS DISMISSED

H11-0787-21 Mr P Gooch - Dave Gedney

Rear Of Mill View Daniels Gate	APP/A2525/W/21/3285700
Residential Development - Erection of Bungalow	Decision Date: 1st July 2022
The Inspector concluded that whilst the proposed development would convey some benefits towards the social and economic wellbeing of the area, those benefits would be limited and outweighed by the impact of the proposal on the character and appearance of the area, harm to neighbour's living conditions and flood related matters. Accordingly, the proposal would conflict with the development plan when taken as a whole.	

3.0 PLANNING APPEALS ALLOWED

H05-0027-21 Mr J Conners - Dave Gedney

Heron Orchard Caravan Park Frostley Gate	APP/A2525/W/21/3281764
Change of use of land for an extension to existing caravan site for seasonal touring use.	Decision Date: 6th July 2022
The Inspector concluded that the proposal would not harm the setting of the listed Riverside House and would complement the character and appearance of the surrounding area. Further with regard to flood risk the Inspector considered the development passes the exception test of	

paragraph 164 of the NPPF, consequently, the proposal would not be adversely affected by floor related matters.

H21-1073-21 Mr M Melton - Dave Gedney

Adj. 7 Station Road Tydd Gote	APP/A2525/W/22/3290122
Erection of Single Storey Dwelling	Decision Date: 24th June 2022
The Inspector found there was clear conflict with the development plan in respect of the appeal site being outside the defined development boundary, but as no other planning harm was identified the Inspector concluded there are material considerations which justify a decision other than in accordance with the development plan.	

4.0 **ENFORCEMENT APPEALS DISMISSED**

None

5.0 **ENFORCEMENT APPEALS UPHELD**

None

Background Papers - Planning Application and Enforcement Working Files

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