

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

Appeals Dismissed:	4
Appeals Allowed:	1
Appeals Part Allowed:	0

1.2 Since the 1st April 2017 177 planning appeal decisions have been received of which 130 have been dismissed, which equates to a success rate of 73.45%

### 2.0 PLANNING APPEALS DISMISSED

H02-1174-19 Mr J O'Connor - Polly Harris-Gorf

Bridge Inn Caravan Park Bridge Inn	APP/A2525/W/20/3249950
Proposed static and touring caravan park including new toilet block and access road - approved under H02-0359-00. Modification of Condition 6 to allow permanent residential use throughout the year for 5 plots to be occupied by gypsy/travellers	Decision Date: 11th January 2023
The Inspector found that the appeal site is in an appropriate location with adequate access to services and facilities plus the current occupants need for accommodation, personal circumstances and the best interests of the children also weigh in favour of the scheme. However, with regard to flood risk the Inspector found conflict with national policy and guidance plus policies of the South East Lincolnshire Local Plan in that it has not been satisfactorily demonstrated that the site would not be at risk of flooding.	

H09-1014-21 Ms T Johnson - Dave Gedney

Rear Of 64 Wignals Gate Holbeach	APP/A2525/W/21/3287664
Residential Development - Erection of Dwelling	Decision Date: 11th January 2023
The Inspector concluded that the proposal would materially harm the domestic garden character	

of the surrounding area and result in a cramped form of development. Further the appellant did not provide compelling evidence that the proposed development would adequately and appropriately take account of flood risk. As such it would be contrary to Policies 2, 3 and 4 of the South East Lincolnshire Local Plan and the relevant provisions of the NPPF.

H09-1076-21 Mrs L Kelleher - Sundas Shaban

Rear Of 16 Washway Road Holbeach	APP/A2525/W/22/3293946
Residential development of one new dwelling.	Decision Date: 22nd December 2022
The Inspector concluded the proposed development would not be in a suitable location for housing and as such would be contrary to Policy 1, 10, 11 and 17 of the South East Lincolnshire Local Plan and conflict with Paragraph 12 of the NPPF whereby the development plan is the starting point for decision making.	

H16-0825-21 Mr G Wright - David Grant

Stevedon Cattery Stevedon House	APP/A2525/W/22/3291037
Proposed new dwelling for Cattery Manager	Decision Date: 18th January 2023
The Inspector concluded that it has not been demonstrated that the proposed dwelling is necessary to this location, as the essential needs of the business can be met by occupants of the existing dwelling. For the same reasons, the proposal would not represent sustainable development in economic terms as the continued operation of the business would not be reliant on the appeal proposal, and any other economic benefits would be limited. There are also no community or environmental benefits sufficient to demonstrate that the proposed dwelling would meet the sustainable development needs of the area. The proposal would therefore be contrary to Policy 1 of the South East Lincolnshire Local Plan in respect of development in the countryside.	

### 3.0 PLANNING APPEALS ALLOWED

None

### 4.0 ENFORCEMENT APPEALS DISMISSED

None

### 5.0 ENFORCEMENT APPEALS UPHELD

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Background Papers - Planning Application and Enforcement Working Files

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