



## Planning Management Committee – 22 July 2015

### Appeal Decision Monitoring Report

#### Purpose of report

Update on appeal decisions from the Planning Inspectorate and an analysis of the main issues, to monitor consistency between the council's and Planning Inspectorate's decisions.

#### Attachment(s)

Appendix 1 - Appeal decisions from 16 March 2015 to 3 July 2015

#### 1.0 Introduction

1.1 This report advises on the outcome of planning appeals determined by the Planning Inspectorate from 16 March 2015 to 3 July 2015 and analyses the decisions made by the Development Control Committee and officers under delegated authority. Details of costs awarded against the council (if any) are also given.

#### 2.0 Equality and Diversity Implications

2.1 There are no equality and diversity implications arising from the proposals.

#### 3.0 Legal Implications

3.1 There are no legal implications arising from the proposals.

#### 4.0 Risk Management

4.1 There are no significant risks arising from the proposals.

#### 5.0 Financial implications

5.1 There are no financial implications arising from the proposals, except for those decisions where costs have been awarded against the council.

#### 6.0 Corporate Outcomes

6.1 The report supports priority outcomes set out in the Corporate Plan - Effective Management; and Value for Money.

6.2 The report is submitted for information.

<b>Legal</b>	Power: Planning and Compulsory Purchase Act 2004
	Other considerations: None
<b>Background Papers:</b>	Office Files
<b>Person Originating Report:</b>	Rhys Bradshaw, Planning Development Manager ☎ 01832 742180 ✉ rabradshaw@east-northamptonshire.gov.uk
<b>Date: 9 July 2015</b>	
<b>CFO</b>	<b>MO</b>
	<b>CX</b>

# East Northamptonshire Council

## PM Appeal Results For Period from: 16 Mar 2015 to 03 Jul 2015

Officer

Procedure

Case Ref. No.	Appellant	Location	Appeal
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Type

Proposal Date Decided Decision

### Anna Lee

#### Written Representations

14/01432/FUL	Hereward Homes Ltd -	17 Main Street Woodnewton Peterborough	Against
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Refusal

Demolition of existing dwelling and agricultural building and replacement with new dwelling	23/06/2015	<b>Dismissed</b>
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The inspector considered that the considerable scale and mass of the dwelling would be evident from the road, the proposal would markedly contrast with the smaller buildings on either side and would be overly large for the plot. The Inspector concluded that the proposal would significantly harm the character and appearance of the local area, including the setting of the conservation area and the setting of the adjacent listed building 21 Main Street.

### Carolyn Tait

#### Informal Hearing

14/00805/OU R W Chapman and	South Lodge Farm Thurning Road Barnwell	Against	Refusal
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Outline: Erection of agricultural workers dwelling (all matters reserved)	29/05/2015	<b>Dismissed</b>
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Planning permission was refused for the construction of an agricultural workers dwelling in the open countryside because no essential need was demonstrated. The applicant considered that a second home at the place of work was necessary to ensure that the quality of produce was not compromised as a result of staff having to allow for travel time to get to the site. The applicant argued that a drive time of less than 10 minutes was required by the farmworker and that there were no houses within the local area that met their requirements because of affordability.

The Inspector concluded that there were no special reasons for a second dwelling on the site and that the essential need, as per the requirements of paragraph 55 of the National Planning Policy Framework, had not been evidenced. As such the appeal was dismissed.

### Rosalind Hair

#### Written Representations

14/01691/FUL	The Biggin And	Middle Farm House Main Street Upper	Against	Refusal
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Erection of detached dwelling	29/05/2015	<b>Dismissed</b>
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Planning permission was refused for a new dwelling at Middle Farm House, as it would lie beyond the settlement boundary and would adversely affect the setting of the Conservation Area and Listed Building (Middle Farm House).

The Inspector in dismissing the appeal concluded that there would be no material harm to the setting of the nearby Listed Buildings, however the proposal would significantly harm the character and appearance of the local area and would fail to preserve the character or appearance of the Conservation Area.

**Wayne Cattell**

**Written Representations**

14/02069/FUL Gart Saddington 2 Rectory Close Stanwick Wellingborough Against Refusal  
Proposed two bedroom detached dwelling 25/06/2015 **Dismissed M**

This application was refused on the grounds that the dwelling would have been a cramped form of development which did not respect or enhance the prevailing character of the street scene. The inspector agreed with this and has dismissed the appeal.

<b>Decided Appeals Dismissed :</b>	<b>4</b>	100.00%
<b>Decided Appeals Allowed :</b>	<b>0</b>	0.00%
<b>Decided Appeals Withdrawn :</b>	<b>0</b>	0.00%
<b>Decided Appeals Total :</b>	<b>4</b>	100.00%

**M** Denotes Member Decision against Officer advice