

PLANNING CONTROL COMMITTEE

DATE: 18 January 2017

PLANNING APPEALS DECISION

APELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
Parkes Barley Ltd.	Change of use and conversion of existing public house to provide 2 x 4 bedroom dwellings, with associated car parking spaces, new vehicular access onto High Street following closure of existing vehicular access, alterations to existing vehicular access onto Church End and ancillary works (as amended by plans received 15/09/15).	Fox And Hounds, High Street, Barley, Royston, SG8 8HU	15/01892/1	Appeal Dismissed On 2 December 2016	Delegated	The Inspector concluded that the loss of the pub would fail to preserve or enhance the character of the Barley Conservation Area because the pub use is a central aspect of the historic and cultural development and vitality of uses within this central part of the village. The Inspector also concluded that although the physical alterations to the listed building would themselves be unobjectionable, they could not be carried out because the Inspector concluded that the loss of the pub is unnecessary and contrary to national policy.
Parkes Barley Ltd.	Replace three doors on east elevation with windows and internal alterations to layout to facilitate change of use of public house to 2 x 4 bedroom dwellings (as amended by plans received 15/09/15).	Fox And Hounds, High Street, Barley, Royston, SG8 8HU	15/01893/1LB	Appeal Dismissed On 2 December 2016	Delegated	See comments for 15/01892/1 above.
Parkes Barley Ltd.	Erection of 1 x 2 bedroom dwelling with 2 associated car parking	Land at Fox And Hounds, High Street,	15/01894/1	Appeal Dismissed On	Delegated	See comments for 15/01892/1 above.

	spaces, alterations to existing access onto Church End and ancillary works (as amended by plans received 15/09/15).	Barley, Royston, SG8 8HU		2 December 2016		
Mr & Mrs N Ross	Application for outline planning permission for residential development (all matters except access reserved)(as amended by plan received on 13 October 2015).	Land at Police Row between The Grange and 1 The Grange, Police Row, Therfield	15/02010/1	Appeal Dismissed On 14 December 2016	Committee	The Inspector concluded that the appeal must fail on the four main issues: (i) the effect of the proposal on the landscape character and appearance of the area; (ii) the potential impact of the proposed development on the significance of heritage assets; (iii) the effect of the proposal on flooding and drainage in the local area; and (iv) whether the proposal makes adequate provision for mitigating any adverse impact it would have upon local services and infrastructure.
Swing Ltd	Detached four bedroom dwelling, detached double garage, associated parking, landscaping and new access (as amended by plans received 2.6.16).	Land adj Windmill Cottage, Pottersheath Road, Pottersheath, Welwyn, AL6 9SU	16/00364/1	Appeal Dismissed On 15 December 2016	Delegated	The Inspector concluded that the proposal is inappropriate development in the Green Belt; that the proposal would cause significant additional harm to the openness of the Green Belt and to one of the purposes of including land in the Green Belt; that the proposal would be detrimental to the character and appearance of the area and the visual amenities of the Green Belt; and the development cannot be justified on the basis of very special circumstances. The Inspector also stated that the

						proposal does not constitute sustainable development.
Mrs Sincock	Raising of roof of existing garage by 1.2 metres and erection of two storey front extension to form 1 no. three bedroom dwelling, together with associated parking, landscaping and access via existing private lane, with alterations to West Lane (as amended).	Land to the rear of The Lawns, High Street, Offley, Hitchin, SG5 3AN	15/01519/1	Appeal Allowed on 2 December 2016	Delegated	The Inspector concluded that on balance, the disadvantages of the development taking place are not so severe as to outweigh the benefit in terms of preserving the character and appearance of the area and the setting of the listed building.
Mrs Sincock	Raising of roof of existing garage by 1.2 metres (including the insertion of two dormer windows) and erection of two storey front extension, to facilitate conversion of existing garage to 1 no. three bedroom dwelling (as amended).	Land to the rear of The Lawns, High Street, Offley, Hitchin, SG5 3AN	15/01520/1LB	Appeal Allowed on 2 December 2016	Delegated	See comment for 15/01519/1 above.