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| *PART 1 – PUBLIC DOCUMENT | AGENDA ITEM No. 11 |
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TITLE OF REPORT: PLANNING APPEALS

REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

Two planning appeals have been lodged and two planning appeal decisions have been received.

Details are attached.

PLANNING CONTROL COMMITTEE

DATE: 16 March 2017

PLANNING APPEALS LODGED

| APPELLANT | Appeal Start Date | DESCRIPTION | ADDRESS | Reference | PROCEDURE |
|-------------------|--------------------------|--|---|------------------|-------------------------|
| Mr G Cannon | 01 February 2017 | Erection of 1 x 4 bed dwelling with attached double garage and creation of new vehicular access off Nuthampstead Road. | Barkway Golf Club, Nuthampstead Road, Barkway, Royston, SG8 8EN | 16/01870/1 | Written Representations |
| Mr & Mrs C Winter | 01 February 2017 | Single storey rear extension, replace utility room window with external door opening and insertion of additional ground floor window on eastern elevation. Internal alterations. | Goodfellows Farm, Church Lane, Reed, Royston, SG8 8AR | 16/01244/1LB | Written Representations |

PLANNING CONTROL COMMITTEE

DATE: 16 March 2017

PLANNING APPEALS DECISION

| APPELLANT | DESCRIPTION | SITE ADDRESS | REFERENCE | APPEAL DECISION | COMMITTEE/ DELEGATED | COMMENTS |
|--|---|--|------------------|--------------------------------------|-----------------------------|--|
| Miss R Macian | Retention of front porch and single storey side extension and patio doors on front and side elevation. Re-siting of storage shed. | The Windmill, Charlton Road, Hitchin, SG5 2AE | 16/00359/1 | Appeal Allowed on 3 February 2017 | Committee | The Inspector stated that the development has an acceptable effect on the character and appearance of the area, with particular reference to Charlton Conservation Area. |
| McCarthy & Stone Retirement Lifestyles Ltd | Discharge of Condition 3: Materials - to change from timber to U-PVC (external doors/windows, fascia and soffit) (as attached to planning permission reference 13/02277/1 granted 30/07/2014) | 1 Le Jardin, Station Road, Letchworth Garden City, SG6 3BA | 16/01644/1DOC | Appeal Dismissed on 21 February 2017 | Delegated | The Inspector stated that the change of materials from timber to uPVC does not preserve or enhance the character or appearance of the conservation area. It is contrary to the design and conservation sections of the NPPF as it does not represent good design or sustain the significance of a conservation area. |