

*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 one planning appeal decision has been received.

Details are attached.

PLANNING CONTROL COMMITTEE

DATE: 14 September 2017

PLANNING APPEALS LODGED

APPELLANT	Appeal Start Date	DESCRIPTION	ADDRESS	Reference	PROCEDURE
Ms Roymon	16 August 2017	Outline application for 1 two bed dwelling (all matters reserved).	1 Ryder Way, Ickleford, Hitchin, SG5 3XL	17/00918/1	Written Representations
Ms G Adamson	16 August 2017	One detached 3 bedroom dwelling with associated parking and new access off Payne End.	Wootton Cottage, Payne End, Sandon, Buntingford, SG9 0QU	16/02890/1	Written Representations

PLANNING APPEAL DECISIONS

APPELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APPEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
Mr Powell	Erection of a two bedroom dwelling for a disabled person.	Rose Farm, Codicote Road, Whitwell, Hitchin, SG4 8AB	16/03115/1	Appeal Dismissed on 02 August 2017	Delegated	<p>The Inspector concluded that the proposed development would have a detrimental impact on the character and appearance of the area. The development would therefore be contrary to Policies 6 (Rural area beyond the green belt), 29 (Rural housing needs) and 57 (Residential Guidelines and standards) of the local plan which seek, amongst other things, to protect the countryside from development that would harm its character and appearance.</p> <p>The Inspector also concluded that the proposed development would harm the setting of the listed building. The development is therefore in conflict with paragraphs 126 – 141 of the Framework and section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires, amongst other things, that great weight and special attention is paid to the desirability of preserving the listed building or its setting.</p>