

**PLANNING CONTROL COMMITTEE**

**DATE: 28 May 2020**

**PLANNING APPEALS DECISION**

<b>APPELLANT</b>	<b>DESCRIPTION</b>	<b>SITE ADDRESS</b>	<b>REFERENCE</b>	<b>APPEAL DECISION</b>	<b>COMMITTEE/ DELEGATED</b>	<b>COMMENTS</b>
Mr And Mrs Maciver	Erection of one detached 2-bed bungalow with parking and amenity space including relocation of existing parking for 6 Weston Way.	Weston Way Baldock SG7 6EY	19/01311/FP	Appeal Allowed on 03 February 2020	DELEGATED	The Inspector acknowledged that there would be some limited harm arising to the character and appearance of the area that would lead to some conflict with saved Policy 57 (Residential Guidelines and Standards) of the District Local Plan No.2 with Alterations (originally adopted April 1996), which is a policy that is consistent with the Framework in so far as it requires that developments should be sympathetic to local character. However the Inspector stated that the harm and policy conflict that the Inspector had identified would not significantly and demonstrably outweigh the proposal's benefits when assessed against the Framework's policies taken as a whole. The presumption in favour of sustainable development, as set out in the Framework, applies therefore.
Mrs Sarah Hendricks	Installation of entry gates	15 Deards End Lane Knebworth Hertfordshire SG3 6NL	19/01289/FPH	Appeal Dismissed On 13 February 2020	DELEGATED	The Inspector concluded that the proposals would fail to preserve the character and appearance of the Deards Lane, Knebworth conservation area and cause harm

						to the setting of the grade II listed building.
Mr P And Mrs H Jarvis	Erection of one detached 3-bed dwelling with driveway, parking and turning area.	Land Adjacent To 22 Charlton Road Hitchin	19/01561/FP	Appeal Dismissed On 24 February 2020	DELEGATED	The Inspector concluded that the proposals would be inappropriate development in the Green Belt, which is by definition, harmful. In accordance with Paragraph 144 of the Framework, the Inspector attached substantial weight to this harm. The proposal would also conflict with Policy 2 (Green Belt) of the District Local Plan No.2 with Alterations (originally adopted April 1996)(LP) insofar as it seeks to only permit new buildings which are not inappropriate within the Green Belt. The proposal would therefore conflict with Policy 2 of the LP insofar as it seeks to keep the Green Belt open in character.
Mr R Marshall	Erection of one 5-bed detached dwelling house incorporating linked double car port	Land Adjacent To Pirton Footpath 012 And Burge End Lane Pirton	19/01175/FP	Appeal Dismissed On 02 April 2020	DELEGATED	The Inspector concluded that the proposed development would not preserve or enhance the character or appearance of the Pirton Conservation Area and the setting of the nearby Grade II and II* listed buildings. Therefore, the proposed development would be contrary to Policy 57 (Residential Guidelines and Standards) of the District Local Plan No.2 with Alterations (originally adopted April 1996), policies PNP 2 and PNP 8 of the Pirton Neighbourhood Plan and

						Paragraph 196 of the Framework. These policies, amongst other things, seek development to take special account of the site's location and to conserve or enhance the area's character and heritage assets.
--	--	--	--	--	--	--