

PLANNING CONTROL COMMITTEE

DATE: 23 June 2022

PLANNING APPEALS DECISION

APPELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APPEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
Beck Homes (UK) Ltd	Residential development of 28 no. dwellings and landscaping including pond, wildflower meadow and woodland and associated infrastructure.	Land Development Site Off Station Road Ashwell	20/03070/FP	Appeal Allowed on 08 April 2022	Committee	<p>The Inspector stated that the proposal would provide the following range of benefits. The appeal site is a relatively short drive and walk from the centre of Ashwell, and so village facilities are likely to be accessible to a range of residents. Socio-economic benefit during and after construction would include custom for local facilities, businesses and services, which would contribute towards sustaining them, including through new bus stop provision. Moreover, the appeal scheme would provide some new publicly accessible green space. And the new pond, wildflower meadow area and additional tree and hedge planting would provide some biodiversity value.</p> <p>Furthermore, the proposed development would contribute 28 new dwellings, within the context of a significant shortfall in the district's housing land supply. The development would comprise a mix of housing, including one, two and three bedroom dwellings as well as some larger properties. The scheme</p>

						would also include 11 affordable dwellings, of which seven would be for affordable rent and four for shared ownership. As such, the proposed development would deliver a mix of new homes that would help provide for a variety of accommodation needs in the neighbourhood, including for smaller and affordable dwellings. The above together amounts to a substantial combination of benefits.
CK Hutchison Networks (UK) Ltd	Proposed 18.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.	Land At Evangelistic Church York Way Royston Hertfordshire SG8 5HJ	21/02179/TD	Appeal Dismissed on 21 April 2022	Delegated	The Inspector concluded that the proposed monopole would significantly detract from the character and appearance of the area in conflict with Policies SP9 (Design and sustainability) and D1 (Sustainable design) of the emerging North Hertfordshire District Local Plan which require development to be well located and seek to minimise the visual impact of street furniture.
Mr Neave	First floor extension to create two storey dwelling	Trees London Road Langley SG4 7PQ	21/00783/FPH	Appeal Dismissed on 24 May 2022	Delegated	The Appeal Planning Officer stated that despite the removal of the car shed, the first-floor extension would, together with the existing and approved extensions, cumulatively amount to a disproportionate addition over and above the size of the original building. The proposal

						would therefore be inappropriate development which is, by definition, harmful to the Green Belt. In addition, the Appeal Planning Officer stated that the proposed extension would increase the visual and spatial bulk and massing of the dwelling and would therefore result in a reduction in the openness of the Green Belt.
Mrs Kira Lindsey	Two storey side extension, rear dormer window, alteration to front entrance porch, front rooflight and single storey rear extension following demolition of existing garage	31 Broom Grove Knebworth Hertfordshire SG3 6BZ	21/03287/FPH	Appeal Withdrawn On 01 June 2022	Delegated	Appeal Withdrawn