

<b>*PART 1 – PUBLIC DOCUMENT</b>	<b>AGENDA ITEM No.</b> <b>12</b>
----------------------------------	-------------------------------------

**TITLE OF REPORT: PLANNING APPEALS**

**REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER**

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

Details are attached.

**PLANNING CONTROL COMMITTEE****DATE: 19 April 2018****PLANNING APPEALS LODGED**

<b>APPELLANT</b>	<b>Appeal Start Date</b>	<b>DESCRIPTION</b>	<b>ADDRESS</b>	<b>Reference</b>	<b>PROCEDURE</b>
Cala Homes	06 March 2018	Construction Management Plan & Traffic Management Plan - Condition 6 - Holwell only route by CALA dated 4/8/17 Construction Route Plan - Arrival and Departure via Holwell by Waterman Infrastructure & Environment Ltd dated 4 August 2017 (as Discharge of Condition of Planning Permission 15/01618/1 granted 25/05/2016)	Land Adjacent To Elm Tree Farm Hambridge Way Pirton	17/02023/1D OC	Written Representation
Cala Homes	06 March 2018	Construction Management Plan & Traffic Management Plan - Condition 6 - Holwell route by CALA dated 2/11/17 Road Safety Appraisal by Mayer Brown dated 27th October 2017 (as Discharge of Condition of planning permission 15/01618/1 granted 25/05/2016)	Land Adjacent To Elm Tree Farm Hambridge Way Pirton	17/02807/1D OC	Written Representations
Mr R Newman	27 March 2018	Change of use from A4 (Public house) to C3 (single dwelling)	The Cabinet High Street Reed Royston	16/02113/1	Written Representations
MRH (GB) Limited	27 March 2018	Removal of Condition 4: Hours of operation previously from 7am to 11pm to change in order to allow 24 hour trading on the site in order to reflect the current trading environment and meet customer demand of planning permission reference 02/01291/1 granted 19/12/2002 for the redevelopment of petrol filling station site to provide new forecourt, canopy, underground tanks, and sales building, new "in" and "out" access	Jackmans Service Station Baldock Road Letchworth Garden City SG6 2EJ	17/00474/1	Written Representations

		arrangements and car parking, following closure of existing access, in accordance with amended layout and elevation drawings 10627/024 Rev B and 10627/025 Rev A.			
--	--	---	--	--	--

PLANNING APPEAL DECISIONS

APPELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APPEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
Mr White	Two storey front extension and detached double garage.	Rosemary Lodge High Street Hinxworth Baldock	17/02495/1HH	Appeal Allowed on 14 March 2018	Delegated	The Inspector concluded that there would be no For the reasons given, it is concluded that there would be no unacceptable harm caused to the character and appearance of the host property and the surrounding area and, as such, it would not conflict with Local Plan Policy 30 (Replacement or extension of dwellings in the countryside) and the National Planning Policy Framework's core principle of securing high quality design.
Mr & Mrs Lobbezoo	Two storey rear extension and ancillary works.	17 Masefield Way Royston SG8 5UU	17/02392/1HH	Appeal Dismissed on 14 March 2018	Delegated	The Inspector concluded that the proposed development would cause unacceptable harm to the living conditions of the occupiers of 19 Masefield Way and, as such, it would conflict with Policy 28 (House extensions) of the North Hertfordshire District Local Plan No. 2 with Alterations.