

PLANNING CONTROL COMMITTEE

DATE: 21 March 2024

PLANNING APPEALS DECISION

APPELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APPEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
Mr R Du Toit And Mr And Mrs G Bullard	Erection of three detached dwellings (1 x 4-bed, 1 x 5-bed and 1 x 6-bed) with associated infrastructure and landscaping.	Land West Of Tuthill House Kelshall Tops Therfield Hertfordshire	21/03533/FP	Appeal Dismissed on 22 February 2024	Committee	<p>Please Note: The associated Costs Applications were refused.</p> <p>The Inspector stated that the Framework requires a high standard of design, and the current proposal falls short of this high bar. This would detract from the character and appearance of the area, including the intrinsic character and beauty of the countryside. It is for this reason alone that planning permission should be refused. The Inspector had regard to the benefits identified by the appellant, including the provision of housing (where there is no evidence of a demonstrable five-year housing land supply, notwithstanding the relatively recent adoption of the NHLP), the removal of an unsightly depot, biodiversity net gain and various economic benefits. However, the Framework is clear, development that is not well designed should be refused.</p>

Mr Kevin Morgan	Retention of stretch tent for a temporary period of ten years.	The Old George Arlesey Road Ickleford Hertfordshire SG5 3UX	22/02644/FP	Appeal Dismissed on 01 March 2024	Delegated	The Inspector found that the development has had an unacceptable effect on the amenity of neighbouring occupiers, particularly in relation to noise. The Inspector found that the erected structure would be contrary to Policy D3 (Protecting living conditions) of the North Hertfordshire Local Plan 2011-2031. Policy D3 does not permit development where the living conditions of an existing development would be affected by a proposed use.
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