

PLANNING CONTROL COMMITTEE

DATE: 19 July 2018

PLANNING APPEALS DECISION

| APPELLANT | DESCRIPTION | SITE ADDRESS | REFERENCE | APPEAL DECISION | COMMITTEE/ DELEGATED | COMMENTS |
|------------------|--|---|------------------|---------------------------------|-----------------------------|--|
| MRH (GB) Limited | 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 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. | Jackmans Service Station, Baldock Road, Letchworth, SG6 2EJ | 17/00474/1 | Appeal Dismissed on 7 June 2018 | Delegated | The Inspector concluded that the proposal would be contrary to paragraph 123 of the National Planning Policy Framework that seeks, among other matters, to ensure that decisions avoid noise from giving rise to significant adverse impacts on health and quality of life, mitigate and reduce to a minimum other adverse impacts arising from noise, whilst avoiding unreasonable restrictions on businesses wanting to develop. |

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| Cala Homes (Northern Home Counties) Ltd | 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 | 17/02023/1DOC | Appeal Allowed On 14 June 2018 | Committee | <p>The Inspector stated that the information submitted in respect of both appeals (17/02023/1DOC and 17/02807/1DOC) clearly identified the construction route. Where measures were proposed such as highway widening and passing places it was clear where and how these would occur. Based on the evidence before the Inspector and taking account the scope of condition No 6, the Inspector therefore concluded that the details contained in both appeal submissions are adequate. Consequently, they would accord with Policy T1 of the emerging Local Plan insofar as it requires suitable documents for the assessment of transport matters to be provided where required.</p> <p>Note: The associated Applications for an Award of Costs for both appeals were allowed.</p> |
| Cala Homes (Northern Home Counties) Ltd | 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 | Land Adjacent To Elm Tree Farm, Hambridge Way, Pirton | 17/02807/1DOC | Appeal Allowed On 14 June 2018 | Committee | SEE COMMENTS ABOVE. |

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| | 15/01618/1 granted 25/05/2016) | | | | | |
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