

Report To:	Planning Committee	Date:	24th January 2019
Heading:	PLANNING APPEAL DECISIONS		
Portfolio Holder:	LEADER OF THE COUNCIL		
Ward/s:	SKEGBY, HUCKNALL CENTRAL		
Key Decision:	No		
Subject to Call-In:	No		

Purpose of Report

To inform Members of recent Planning Appeal Decisions.

Recommendation(s)

To Note the Appeal Decisions.

Reasons for Recommendation(s)

To bring to Members attention the recent Appeal Decisions.

Alternative Options Considered

(with reasons why not adopted)

N/A

Appeal Decisions

Planning Application - V/2017/0707

Site – Ashlands House, Beck Lane, Sutton in Ashfield NG17 3AH

Proposal – 4 dwellings and garages

Appeal Decision – Dismissed

The Inspector considered that the limited benefits of the scheme would be outweighed by the inappropriate location of the development, harm to the character and appearance of the area, and harm to highway safety. Accordingly, the adverse impact of development would significantly and demonstrably outweigh the benefits of the proposal when assessed against the policies in the NPPF as a whole.

Site – Hucknall Disptach Newspaper, 1 Yorke Street, Hucknall NG15 7BT

Proposal – Change of use of ground floor to mixed use development incorporating an A3 (deli) at the front and B1/A2 usage at the rear and the creation of a first floor with a mixed use including a3, B1/A2 and C3 (one residential apartment).

Appeal Decision – Dismissed

The Inspector considered that there would be significant adverse impacts on the character and appearance of the area, including harm to a non-designated heritage asset. The development was also considered to harm the living conditions of neighbouring occupants with regards to outlook and noise and disturbance. The Inspector therefore agreed with the Council and considered the proposal to be contrary to Policies ST1, and HG5 of the Local Plan and paragraphs 127, 184 and 197 of the NPPF

Implications

Corporate Plan:

Reporting these decisions ensures we are open and transparent in our decision making process.

Legal:

Legal issues relating to specific planning appeals are set out in the report. As the report is for noting, there are no legal issues associated with the recommendation in the report.

Finance:

Budget Area	Implication
General Fund – Revenue Budget	None
General Fund – Capital Programme	None
Housing Revenue Account – Revenue Budget	None
Housing Revenue Account – Capital Programme	None

Risk: N/A

Risk	Mitigation

Human Resources:

No implications

Equalities:

(to be completed by the author)

None

Other Implications:

(if applicable)

None

Reason(s) for Urgency

(if applicable)

N/A

Reason(s) for Exemption

(if applicable)

N/A

Background Papers

(if applicable)

None

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