

Report To:	PLANNING COMMITTEE	Date:	27 JANUARY 2021
Heading:	PLANNING APPEAL DECISIONS		
Portfolio Holder:	PLACE, PLANNING AND REGENERATION		
Ward/s:	STANTON HILL AND TEVERSAL, HUCKNALL NORTH		
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

Stanton Hill and Teversal

Planning Application – V/2020/0256

Site – 24 Fackley Way, Sutton in Ashfield, NG17 3HT

Proposal – Outbuilding, boundary fence and new vehicle access with gates

Appeal Decision – Dismissed

The Inspector concluded that the outbuilding would result in a somewhat incongruous overall appearance especially when viewed from Greendale Close. He also was of the opinion that the height, length and nature of the fencing would also not present an attractive frontage to the street and that it

would be an unduly large and intrusive barrier that would detract from the appearance of the area.

He did however not agree that the proposal would have an impact on the outlook or disturb neighbouring residents or that there would be highway safety implications even though he identified that vehicles exiting the site would have to edge out onto the pavement to see clearly in both directions.

Planning Application – V/2020/0260

Site – 26 Crompton Street, Sutton in Ashfield,
Proposal – Dwelling
Appeal Decision – Dismissed

In this decision the impact on the character and appearance of the area as well as the living conditions of neighbours, residents and future occupiers was considered not to be harmful. However, it was concluded that it would lead to significant harm to highway safety taking into account the lack of visibility and the relatively high traffic levels using Copsywood Close.

Hucknall North

Planning Application – V/2019/0575

Site – Havana Blue 4A-6A Annesley Road, Hucknall, NG6 8AA
Proposal – Application to remove condition 2 of planning permission V/2018/0735 – to allow sound amplifying equipment
Appeal Decision – Dismissed

The Inspector considered whether the condition is reasonable and necessary in the interests of the living conditions of the occupiers of nearby properties, with particular regard to noise and disturbance. After visiting the site, taking into account local residents concerns and listening to the possible levels of sound from the premises he concluded that the playing of amplified music has clear potential to cause harm to the living conditions of neighbouring residents, particularly those directly opposite from the entrance door and agreed the condition was necessary and reasonable.

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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