

Report To:	Planning Committee
Date:	26 October 2022
Heading:	PLANNING APPEAL DECISIONS
Executive Lead Member:	COUNCILLOR SARAH MADIGAN, EXECUTIVE LEAD MEMBER FOR CUSTOMER SERVICES AND STRATEGIC PLANNING
Ward/s:	ABBAY HILL, SKEGBY, STANTON HILL & TEVERSAL
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

Detailed Information

Planning Application – Appeal Decisions

Abbey Hill

Planning Application

V/2021/0681

Site

Forest Farm, Blidworth Road, Kirkby in Ashfield

Proposal

Conversion of stone built stable building to a dwelling (2 Bedroom).

Appeal Decision

Appeal Allowed

The Inspector considered the proposed works do not represent significant alterations re-building and the openness of the Green Belt would be preserved. In respect of highway safety he considered the comments raised by the LHA in respect of the visibility splays being sub-standard

and the intensified use of the site but his observations on site led him to conclude it would be satisfactory and highway safety would not be adversely affected.

Planning Application V/2021/0454
Site Land adjacent Forest Farm, Blidworth Road, Kirkby in Ashfield
Proposal Storage barn (for agricultural purposes only).
Appeal Decision Appeal Allowed

The Inspector was satisfied that there is an essential need for an agricultural storage building in this location the proposal therefore would meet the exception in the Framework and Policy EV1 for new agricultural buildings and would not amount to inappropriate development within the Green Belt and thus it would not affect the openness. He considered that that any unauthorised material change of use would be open to the council to consider enforcement action.

Skegby

Planning Application X/2021/0062
Site Radfords Farm, Sutton in Ashfield, NG17 3DA
Proposal Application to determine if prior approval is required to convert two agricultural buildings to form three dwellings
Appeal Decision Appeal Allowed

The Inspector considered the proposed works do not represent significant alterations re-building and the openness of the Green Belt would be preserved. In respect of highway safety he considered the comments raised by the LHA in respect of the visibility splays being sub-standard and the intensified use of the site but his observations on site led him to conclude it would be satisfactory and highway safety would not be adversely affected.

Stanton Hill & Teversal

Planning Application V/2021/0756
Site Whiteborough Cottage, 261 Wild Hill, Teversal NG17 3JF
Proposal Sought planning permission for an 'agricultural storage building for agricultural purposes only' without complying with a condition attached to planning permission Ref V/2021/0066, dated 19 August 2021
Appeal Decision Appeal Allowed

This appeal was in respect of the use of materials. A previous appeal had been allowed for a agricultural storage with the Inspector stating that the proposed external finish would have an agricultural character and appearance, which would be consistent with its intended purpose as an agricultural storage building. The proposal is now to use stone and timber and the Inspector on this decision considered such materials to still be agricultural and were not necessarily inherently more domestic in nature.

Planning Application V/2022/0203
Site Land adjacent 129 Wild Hill, Teversal NG17 3JE
Proposal Removal of integral garages to plots one and 3 to create habitable room and erection of 2 detached garages
Appeal Decision Appeal Dismissed

The Inspector considered the distinct building line which the 3 dwellings with planning permission would continue and considered the proposal would be incongruous in the street scene and not relate well to the existing development.

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	Costs awarded against the Council
General Fund – Capital Programme	None
Housing Revenue Account – Revenue Budget	None
Housing Revenue Account – Capital Programme	None

Risk: N/A

Risk	Mitigation
N/A	N/A

Human Resources:

No implications

Environmental/Sustainability

None

Equalities:

None

Other Implications:

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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