

<b>Report To:</b>	<b>Planning Committee</b>
<b>Date:</b>	<b>25 September 2024</b>
<b>Heading:</b>	<b>PLANNING APPEAL DECISIONS</b>
<b>Executive Lead Member:</b>	<b>COUNCILLOR MATTHEW RELF, EXECUTIVE LEAD MEMBER FOR REGENERATION AND PLANNING</b>
<b>Ward/s:</b>	<b>SELSTON, GREENWOOD &amp; SUMMIT</b>
<b>Key Decision:</b>	<b>No</b>
<b>Subject to Call-In:</b>	<b>No</b>

### **Purpose of Report**

To inform Members of recent Planning Appeal Decisions.

<p><b><u>Recommendation(s)</u></b> To Note the Appeal Decisions.</p>
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### **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

#### **Selston**

<b>Planning Application</b>	V/2023/0547
<b>Site</b>	71 Station Road, Selston, Nottinghamshire, NG16 6FF
<b>Proposal</b>	Drop Kerb and Electrical Car Charging Point
<b>Appeal Decision</b>	Appeal Dismissed

The inspector concluded that the limitations of the proposed front parking area would be very likely to result in harmful manoeuvres within the road and across the pavement. In addition to this the ability of any occupier to safely manoeuvre would be restricted by the size of car and the need for space on the road beyond the side boundaries of the dwelling. The inspector

also noted that the road is a busy bus route which would add to the potential hazards involved with using the proposed space. Overall, the inspector concluded that the proposal would be harmful to highway safety along Station Road.

**Planning Application** V/2024/0165  
**Site** 54 Station Road, Selston, Nottinghamshire, NG16 6FH  
**Proposal** Vehicular Access  
**Appeal Decision** Appeal Dismissed

The inspector concluded that a safe vehicle access to the site could not be achieved as its use would encroach onto and affect the highway and pedestrian walkway due to the inability to leave the access safely and has the possibility to cause harm to highway safety due to visibility and pedestrian safety. This would lead to an unacceptable risk of conflict between highway users.

**Greenwood & Summit**

**Planning Application** V/2022/0401  
**Site** Unit F4, Field Industrial Estate, Lowmoor Road, Kirkby in Ashfield, NG17 7LJ  
**Proposal** Erection of Industrial Unit  
**Appeal Decision** Appeal Dismissed

The Inspector resolved that given the size of the building, proximity to boundaries and the industrial nature of the design, the building would dominate the wider street scene to the detriment of the character and appearance of the area. The inspector disagreed with the Council in respect of the impact on highway safety and concluded that the parking provision proposed would be sufficient to address the needs of the business and there is sufficient parking on-street in the vicinity to not cause a material harm to highway safety should it be required.

**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:**

<b>Budget Area</b>	<b>Implication</b>
General Fund – Revenue Budget	None
General Fund – Capital Programme	None
Housing Revenue Account – Revenue Budget	None
Housing Revenue Account – Capital Programme	None

**Risk:**

Risk	Mitigation
N/A	N/A

**Human Resources:**

No implications

**Environmental/Sustainability**

None

**Equalities:**

None

**Other Implications:**

None

**Reason(s) for Urgency**

N/A

**Reason(s) for Exemption**

N/A

**Background Papers**

None

**Report Author and Contact Officer**

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