

REPORT TITLE: PLANNING APPEALS

16 JULY 2020

REPORT OF CABINET MEMBER FOR BUILT ENVIRONMENT AND WELLBEING –
Councillor Jackie Porter

Contact Officer: Julie Pinnock Tel No: 01962 848 439

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WARD(S): ALL (EXCLUDING SOUTH DOWNS NATIONAL PARK AUTHORITY)

PURPOSE

This report provides a summary of appeal decisions received during January – March 2020.

Copies of each appeal decision are available on the Council's website.

RECOMMENDATIONS:

1. That the report be noted.

IMPLICATIONS:1 COUNCIL PLAN OUTCOME

1.1 Analysis of appeal decisions ensure consistency in decision making helping the City Council to protect the Environment.

2 FINANCIAL IMPLICATIONS

2.1 None

3 LEGAL AND PROCUREMENT IMPLICATIONS

3.1 None

4 WORKFORCE IMPLICATIONS

4.1 None

5 PROPERTY AND ASSET IMPLICATIONS

5.1 None

6 CONSULTATION AND COMMUNICATION

6.1 Not applicable – report for information

7 ENVIRONMENTAL CONSIDERATIONS

7.1 None

8 EQUALITY IMPACT ASSESSMENT

8.1 None

9 DATA PROTECTION IMPACT ASSESSMENT

9.1 None Required

10 RISK MANAGEMENT

Risk (Detail in this column specific risks, under each of these headings)	Mitigation	Opportunities
<i>Property N/A</i>		
<i>Community Support N/A</i>		
<i>Timescales N/A</i>		
<i>Project capacity N/A</i>		

<i>Financial / VfM</i> N/A		
<i>Legal</i> N/A		
<i>Innovation</i> N/A		
<i>Reputation</i> N/A		
<i>Other</i> N/A		

11 SUPPORTING INFORMATION:

11.1 This report provides a summary of appeal decision in relation to planning cases received during January – March 2020

11 cases in total

4 Appeal allowed 36%

7 Appeal dismissed 64%

Of these

1 Appeal allowed cost refused

1 Appeal allowed costs allowed

2 No Application for Costs

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 None

BACKGROUND DOCUMENTS:- Relevant planning applications files.

Previous Committee Reports:- PDC1159

Other Background Documents:-APPENDICES:

Appendix 1 – Summary of decisions (Planning Cases) January – March 2020.

APPENDIX 1

PLANNING APPEALS – SUMMARY OF DECISIONS (DC CASES)**REPORT OF CABINET MEMBER: CLLR PORTER - CABINET MEMBER FOR BUILT ENVIRONMENT AND WELLBEING**

A summary of appeal decisions received during the January – March 2020.

Item No: 1			
Date of Inspector's Decision:	26th March 2020	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	H	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	18/02181/TPO		
Case Officer:	Mr Ivan Gurdler		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		
Proposal:	1 No Beech Fell.		
Location:	9 Sarum View Winchester SO22 5QF		

Item No: 2			
Date of Inspector's Decision:	4th March 2020	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	H	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	18/02184/TPO		
Case Officer:	Mr Ivan Gurdler		
Original Decision Type:	Delegated Decision		

Was Decision Overturned at Committee?	No
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Proposal:	T1 Horse Chestnut. Reduce overall canopy of mature tree to implement a five year maintenance plan. Height reduction down into secondary canopy est. 4.5 metres, reduce side canopy by 4 metres and raise canopy by 4.5 metres, internal thinning and removal of crossed internal branches. The proposed maintenance plan will preserve and enhance the amenity value of the tree, there will be no detrimental effect.
Location:	25 Grovelands Road Winchester Hampshire SO22 5JY

Item No: 3			
Date of Inspector's Decision:	16th January 2020	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	18/02674/FUL		
Case Officer:	Rose Lister		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Conversion of outbuildings to create a single, 3 bed dwelling, to include the sub-division of the site and setting out of a curtilage to provide amenity space and parking for each dwelling.
Location:	2 Lower Farm Parsonage Lane Durley SO32 2AD

Item No: 4			
Date of Inspector's Decision:	19th March 2020	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	W	Costs:	Costs Allowed
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	18/02163/FUL		
Case Officer:	Liz Marsden		
Original Decision Type:	Committee Decision		
Was Decision Overturned at Committee?	Yes		

Proposal:	The erection of a drive-thru restaurant (Class A3/A5 - Sui Generis) with associated advertisements, car parking, access, servicing, landscaping, engineering works and ancillary works.
Location:	Land Off Solent Way Whiteley Hampshire

Item No:5			
Date of Inspector's Decision:	2nd March 2020	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	19/00404/FUL		
Case Officer:	Catherine Watson		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Amendments to various conditions/materials, see Planning Application Reference: 16/02528/HOU, granted 20/12/2016 Condition Number(s): 2 The development hereby approved shall be constructed in accordance with the following approved plans:;, 1616-202 C Proposed Elevations, 1618-201 C Proposed GA Plans 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those as detailed in section 11 (materials) of the associated application forms and the email from Paul Cashin dated 16.12.2016. Amendments to approved plans.
Location:	2 Boyne Mead Road Kings Worthy SO23 7QZ

Item No: 6			
Date of Inspector's Decision:	25th February 2020	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	19/01284/AVC		
Case Officer:	Nicola Clayton		

Original Decision Type:	Delegated Decision
Was Decision Overturned at Committee?	No

Proposal:	1 no. freestanding poster panel.
Location:	Land Off Solent Way Whiteley Hampshire

Item No: 7			
Date of Inspector's Decision:	24th February 2020	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	H	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	19/01164/HOU		
Case Officer:	Marge Ballinger		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Replacement roof and single storey ground floor front extension including internal alterations
Location:	5 Rockbourne Road Harestock SO22 6JS

Item No: 8			
Date of Inspector's Decision:	26th February 2020	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	18/02363/OUT		
Case Officer:	Liz Marsden		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Construction of dwelling
Location:	Land West Of The Farmers Home Public House Heathen Street Durley Hampshire

Item No: 9			
Date of Inspector's Decision:	14th February 2020	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	H	Costs:	No Application for Costs
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	19/01408/HOU		
Case Officer:	Alexander Stransberg		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Single storey front extension
Location:	24 Wheatland Close Badger Farm Winchester Hampshire SO22 4QL

Item No: 10			
Date of Inspector's Decision:	24th March 2020	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	Costs Refused
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	19/01208/FUL		
Case Officer:	Catherine Watson		
Original Decision Type:	Committee Decision		
Was Decision Overturned at Committee?	Yes		

Proposal:	Demolition of existing single dwelling being replaced by erection of a single dwelling. (AMENDED PLANS)
Location:	22 Hampton Lane Winchester SO22 5LF

Item No: 11			
Date of Inspector's Decision:	27th March 2020	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	H	Costs:	Costs Refused
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	19/02200/HOU		
Case Officer:			
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		
Proposal:	Loft conversion and extension with rear dormer and front rooflights		
Location:	2 Greenacres Andover Road Winchester SO22 6BZ		