

REPORT TITLE: PLANNING APPEALS

20 AUGUST 2020

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

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

PURPOSE

This report provides a summary of appeal decisions received during April – June 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 ensures 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 N/A</i>		

<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 April – June 2020

Cases in total 5

1 Appeal allowed 20%

4 Appeal dismissed 80%

Of these

1 Appeal Allowed Costs Refused

1 Appeal Dismissed and Cost Dismissed

12 OTHER OPTIONS CONSIDERED AND REJECTED

12.1 None

BACKGROUND DOCUMENTS:- Relevant planning applications files.

Previous Committee Reports:- PDC 1165

Other Background Documents:-

APPENDICES:

Appendix 1 – Summary of decisions (Planning Cases) April – June 2020

APPENDIX 1**PLANNING APPEALS – SUMMARY OF DECISIONS**

REPORT FROM SERVICE LEAD - BUILT ENVIRONMENT

A summary of appeal decisions received during the April – June 2020

Item No: 1			
Date of Inspector's Decision:	22nd April 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:	19/00425/FUL		
Case Officer:	Mrs Megan Osborn		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Retrospective change of use from a 3 bed dwelling house (C3 use) to a 7 bed HMO (sui generis use)
Location:	140 Stanmore Lane Winchester SO22 4DP

Item No: 2			
Date of Inspector's Decision:	11th May 2020	Inspector's Decision:	Appeal Allowed
Appeal Procedure (see code below):	W	Costs:	Costs Refused
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			

Case No:	16/01978/FUL		
Case Officer:	Nicola Clayton		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Replacement of existing bridge serving public right of way (Retrospective)
Location:	Meadows Farm Ervills Road Worlds End Hambledon Hampshire

Item No: 3			
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Date of Inspector's Decision:	17th June 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:	19/00477/FUL		
Case Officer:	Nicola Clayton		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Erection of a 4 bedroom dwelling
Location:	Land Adjacent The Old Ale House High Street Shirrell Heath Hampshire

Item No: 4			
Date of Inspector's Decision:	3rd April 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:	19/01375/FUL		
Case Officer:	Verity Osmond		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		

Proposal:	Variation of condition 4 of planning permission 76/00076/OLD to vary the restriction on permitted development rights at 17 Sycamore Drive.
Location:	17 Sycamore Drive Winchester Hampshire SO23 7NW

Item No: 5			
Date of Inspector's Decision:	22nd April 2020	Inspector's Decision:	Appeal Dismissed
Appeal Procedure (see code below):	W	Costs:	Costs Dismissed
W – Written representation; I – Informal hearing; P – Public Inquiry; H - Householder			
Case No:	19/00009/FUL		
Case Officer:	Catherine Watson		
Original Decision Type:	Delegated Decision		
Was Decision Overturned at Committee?	No		
Proposal:	Demolition of a former agricultural building and erection of 3 no. detached dwellings, access, parking, landscaping, and associated works		
Location:	North Winchester Farm Stoke Charity Road Kings Worthy SO21 2RP		