

**PLANNING COMMITTEE – 27 APRIL 2017**

**PART 5**

Report of the Head of Planning

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Decisions by County Council and Secretary of State, reported for information

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- **Item 5.1 – Fruit Store, Wrens Hill Farm, Wrens Hill, Norton**

**APPEAL ALLOWED**

**Observations**

DELEGATED REFUSAL

A straightforward decision that clarifies the likely limits on the Council's scope for objection to the rising number of Class Q Permitted Development agricultural building to dwelling conversions; even in seemingly unacceptable locations.

- **Item 5.2 – Land adjacent white Timbers, Painters Forstal Road, Painters Forstal**

**APPEAL DISMISSED**

**Observations**

DELEGATED REFUSAL

The Inspector supported the Council's refusal relating to the character of the conservation area, although he did not feel that the new building would overshadow the host dwelling or result in loss of amenity for the neighbouring property.

- **Item 5.3 – Owens Court Farm, Owens Court Road, Selling**

**APPEAL ALLOWED AND FULL COSTS AWARDED AGAINST THE COUNCIL**

**Observations**

AGAINST OFFICER RECOMMENDATION

This decision, especially the costs decision, clearly demonstrates the need for the Council to look at the evidence before it, and not to be overly influenced by public opinion. The decision has also sidestepped a recommended condition regarding working hours that was negotiated with the applicant and recommended but is not now in place.

- **Item 5.4 – 2 Kings Road, Minster**

**APPEAL ALLOWED**

**Observations**

AGAINST OFFICER RECOMMENDATION

The Inspector concluded that the development would not harm the character and appearance of the area, nor harm residential amenity or highway safety and allowed

the appeal.

Members will note that the Inspector comments that no evidence to support its case was submitted by the Council. This is an extremely unfortunate error on the part of the case officer, for which I apologise.

- **Item 5.5 – 9 London Road, Newington**

**APPEAL DISMISSED**

**Observations**

DELEGATED REFUSAL

The Inspector concluded that the proposed dwelling would be overlooked and dismissed the appeal accordingly.

- **Item 5.6 – Land at Ellen's Place, High Street, Newington**

**APPEAL ALLOWED**

**Observations**

COMMITTEE REFUSAL

The Inspector considered that the proposal would not amount to unsustainable development and would not give rise to a loss of best and most versatile agricultural land.

- **Item 5.7 – The Paddock, 76 Horsham Lane, Upchurch**

**APPEAL DISMISSED**

**Observations**

DELEGATED REFUSAL

The Inspector considered that the caravan was unacceptable and that there were no material considerations which warranted approval.