

PLANNING COMMITTEE – 4 MARCH 2021

PART 5

Report of the Head of Planning

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

- **Item 5.1 – 19 The Willows Newington**

APPEAL DISMISSED

DELEGATED REFUSAL

Observations

Full support for the refusal of permission for this poorly designed development.

- **Item 5.2 – Broadoak Farm Broadoak Road Milstead**

APPEAL DISMISSED

DELEGATED REFUSAL

Observations

A very welcome decision.

- **Item 5.3 – Land to rear of 132 High Street Newington**

APPEAL DISMISSED / COSTS DECISIONS

DELEGATED REFUSAL

Observations

Full support for the refusal of this house in the countryside. The award of costs is most disappointing, arising as it does from an administrative error. As soon as the Council was made aware of the error it was dealt with, and the award of costs here appears to me to be, in part, punitive rather than related to the merits of the claim for costs, which is not what the costs regime is designed for.

- **Item 5.4 – Black Cottages Mutton Lane Ospringe**

APPEAL ALLOWED / COSTS AWARDED TO APPELLANT

DELEGATED REFUSAL

Observations

This decision runs contrary to the Council's very long-standing opposition to new

residential development on this site, and contrary to the adopted Local Plan. It is inconsistent with the approach of Inspectors on other small sites outside the Local Plan defined built up area boundaries. The earlier appeal decision appeared to be flawed and the Council made a very clear case as to why that was so. However, the latest Inspector logic is to argue in support of his colleague's previous decision, justifying housing in the countryside on the basis that it might support facilities in a nearby urban area.

The Council did not repeat both earlier reasons for refusal, recognising the first Inspector's clarity on design matters, but we did feel that the first Inspector's approach to settlement policy analysis was misguided and needed to be challenged.

The circumstances here are not likely to be repeated elsewhere, but I still find the decision, and the award of costs, to be thinly justified.

- **Item 5.5 – South East Side of Highview Road adj Minster Methodist Church**

APPEAL DISMISSED

DELEGATED REFUSAL

Observations

Whilst the Inspector did not consider this very large mast to be harmful to visual amenity, they did concur that the siting of the equipment would harm highway safety and dismissed the appeal accordingly.