

**RECENT APPEAL DECISIONS TO END OF JANUARY 2010****Application Ref: S08/1200/MJRF JJ****Planning Inspectorate No: APP/E2530/A/09/2101710/NWF**Appeal Type: **Public Inquiry**

Appellant:	Longhurst Homes
Proposal:	Erection of 65 affordable dwellings in two phases
Site:	Land north of Manning Road, Bourne

Appeal Decision – Date:	Appeal dismissed - 12 January 2010
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**SUMMARY**

An application for the erection of 65 affordable dwelling was refused planning permission by the Development Control Committee on the 16 March 2009 following significant debate of the planning merits of the scheme.

The Planning Inspector considered there to be four main issues relating to the determination of the appeal. These were:

1. The effect on the supply of employment land in the locality and the operation of businesses;
2. The need for affordable housing in the area and whether the location would be suitable for its provision in the quantity proposed;
3. Whether the development would provide acceptable living conditions for future residents; and
4. The effect on the character and appearance of the area.

The Inspector concluded that the employment land should be retained and that the need for affordable housing did not outweigh the sites allocation as employment land. Although the Inspector did not raise concerns with the proposed site layout she did have concerns with regard to the proposed access arrangements which would have seen industrial vehicles having to drive through a residential estate to access the remaining employment land to the north. The Inspector was particularly concern that such an arrangement would result in noise and disturbance and safety implications given the close proximity of proposed open play space.

The appeal was therefore **dismissed**

No application for costs was made by either party.

**Application Ref: S09/1231/FULL RV****Planning Inspectorate No: APP/E2530/D/09/2117213**Appeal Type: **Written Evidence**

Appellant:	Ms E Percival
Proposal:	Installation of Oil Tank
Site:	21, School Lane, Old Somerby, Grantham, NG334AH

Appeal Decision – Date:	Appeal allowed with conditions - 28 January 2010
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## **SUMMARY**

An application was submitted for the installation on an oil tank in the front garden of the property for domestic heating.

The proposal was considered to be an unacceptable visual intrusion on the existing dwelling and neighbouring occupiers and alien feature in a predominantly front cultivated street scene.

The Inspector, whilst accepting that the tank would be stark and visually obtrusive and would have an adverse impact on the character and appearance of the dwelling, street scene and outlook of neighbouring properties, went on to allow the appeal. He felt if an appropriate comprehensive landscaping scheme were to be designed, implemented and maintained for the time the tank remains in the front garden it need not adversely affect the local environment.

No application for costs was made by either party.