



**Planning Committee**

**Wednesday, 29 April  
2020**

**Subject: Determination of Planning Appeals**

Report by:

Executive Director of Resources

Contact Officer:

Ian Knowles  
Executive Director of Resources  
[ian.knowles@west-lindsey.gov.uk](mailto:ian.knowles@west-lindsey.gov.uk)  
01427 676682

Purpose / Summary:

The report contains details of planning applications that had been submitted to appeal and for determination by the Planning Inspectorate.

**RECOMMENDATION(S): That the Appeal decisions be noted.**

**IMPLICATIONS**

**Legal:** None arising from this report.

**Financial:** None arising from this report.

**Staffing:** None arising from this report.

**Equality and Diversity including Human Rights:** The planning applications have been considered against Human Rights implications especially with regard to Article 8 – right to respect for private and family life and Protocol 1, Article 1 – protection of property and balancing the public interest and well-being of the community within these rights.

**Risk Assessment:** None arising from this report.

**Climate Related Risks and Opportunities:** None arising from this report.

**Title and Location of any Background Papers used in the preparation of this report:**  
Are detailed in each individual item

**Call in and Urgency:**

**Is the decision one which Rule 14.7 of the Scrutiny Procedure Rules apply?**

i.e. is the report exempt from being called in due to urgency (in consultation with C&I chairman)

**Yes**

**No**

**Key Decision:**

A matter which affects two or more wards, or has significant financial implications

**Yes**

**No**

## Appendix A - Summary

- i) Appeal by Mr and Mrs J Downs against the decision of West Lindsey District Council to refuse planning permission for a conversion and extension to single storey outbuilding to form new accessible bedroom, bathroom and w/c at Corner Cottage, 27 East Street, Nettleham, Lincoln LN2 2SL

**Appeal Dismissed** – See copy letter attached as Appendix Bi.

**Officer Decision** – Refuse permission

- ii) Appeal by Mr Martin Flynn against the decision of West Lindsey District Council to impose the following condition (4) at Rothwell House, Beckside, Rothwell, Market Rasen LN7 6BD:

*‘Notwithstanding the plans and details submitted with this application (Drawing reference numbers RO/WH/MF/03, RO/WH/MF/04, RO/WH/MF/05 and RO/WH/MF/13 which all show double glazed units shall be omitted) all new windows must be single glazed and match exactly in all respects the existing historic windows to include exactly matching glazing bar detail and the use of an appropriate period style glass.’*

**Appeal Allowed** – See copy letter attached as Appendix Bii.

**Officer Decision** – Granted (with different condition 4)

The new condition 4 read as follows:

*‘The works to which this consent relates shall be carried out in accordance with plans RO/WH/MF/03, RO/WH/MF/04, RO/WH/MF/05, RO/WH/MF/13 and RO/WH/MF/14, except where differing details are agreed in writing by the Local Planning Authority in accordance with conditions 2 and 3.’*

- iii) Appeal by Mr Rob Wilkinson against the decision of West Lindsey District Council to refuse planning permission for a change of use to a public house to 3no. one bed dwellings including demolition of various rear extensions, erect 5no. three bed dwellings, and associated works at Brown Cow Inn, Lincoln Road, Nettleham, Lincoln LN2 2NE.

**Appeal Dismissed** – see copy letter attached as Appendix Biii.

**Officer Decision** – Refuse permission

- iv) Appeal by Mrs Barbara Mary Arden, Furrowfresh Ltd against the decision of West Lindsey District Council to refuse planning permission for a mixed use sustainable village extension comprising up to 325

private and affordable dwelling units (Use Class C3) community meeting rooms (Use Class D1), with ancillary pub/café use (Use Class A4) and sales area (Use Class A1), together with landscaping, public and private open space (all matters reserved) at land west of A1133, Newton on Trent, Lincolnshire LN1 2JS.

**Appeal Dismissed** – see copy letter attached as Appendix Biv.

**Officer Recommendation** – Refuse permission

**Planning Committee decision** – Refuse permission

- v) Appeal by Mr Richard Hughes of Fiskerton Developments Ltd against the decision of West Lindsey District Council to refuse planning permission for the demolition of part of ancillary office building to create new access and retain 384sqm crèche/children’s nursery-D1, 26no. open market dwellings, 2no. affordable dwellings, public open space, associated parking and bus stop at the former Tanya Knitwear site, Ferry Road, Fiskerton, Lincoln LN3 4HU.

**Appeal Dismissed** – see copy letter attached as Appendix Bv.

**Officer Recommendation** – Refuse permission

- vi) Appeal by Mr Niki O’Hara against the decision of West Lindsey District Council to refuse planning permission for the demolition of existing bungalow and its replacement with a two storey dwelling, outbuilding and porous driveway at Bucknell Farm, Gainsborough Road, Scotter Common, Gainsborough DN21 3JF.

**Appeal Allowed** – see copy letter attached as Appendix Bvi.

**Officer Recommendation** – Refuse permission

- vii) Appeal by Mr Jonathan Hay of Hay Farms against the decision of West Lindsey District Council to refuse planning permission for the erection of a single storey agricultural workers dwelling at Park Farm, Caistor Road, Usselby, Market Rasen, LN8 3YJ.

**Appeal Dismissed** - See copy letter attached as Appendix Bvii.

**Officer Decision** – Refuse permission