

## PLANNING APPEAL DECISIONS

**Lead Officer:** Tony Pomfret – Development Services Manager

**To inform Members of a recent appeal decision in respect of land adjacent to Plot 14, Fairladies, St Bees**

**Recommendation:** That the decision be noted in the context of the Council's Local Plan Policies and also in relation to performance monitoring.

**Resource Implications:** Nil

### 1.0 SUPPORTING INFORMATION

- 1.1 Contrary to Officer advice, planning permission for the replacement of Plot 14, Fairladies with 4 apartments (2 storey in height) and the provision of a public car park (17 spaces for the public and 3 for adjacent apartments) was refused at the 27 June 2007 meeting for the following reason:-

“By virtue of its scale and location the proposed development would result in demonstrable harm to the amenity interests of neighbouring residents in particular whilst being served by unsatisfactory on-site car parking arrangements at variance with Policy DEV 6 of the adopted Copeland Local Plan 2001-2016 and guidance contained in Planning Policy Statement 3 “Housing”.”

- 1.2 In ALLOWING the appeal the Inspector clearly did not share the Council's objections concluding that the proposed development would not have an unacceptable effect on the character and appearance of the area, neighbours' living conditions or highway safety.

**Contact Officer:** Tony Pomfret, Development Services Manager

**Background Papers:** A copy of the Inspector's decision letter is appended