

STOCKING PELHAM PARISH COUNCIL – REVIEW OF PLANNING MATTERS Jun 2019 to date (May 2021) [**Cock Inn in bold print**]

<i>Planning reference and date of application</i>	<i>Location</i>	<i>Nature of application</i>	<i>Action taken by SPPC</i>	<i>Outcome of the application</i>
3/19/2005/FUL	Waterlilies, Ginns Road	Demolition of dwelling, detached pool house and outbuildings. Construction of 5-bedroom dwelling incorporating a double garage and car port.	<i>No comment</i>	Permission granted
3/20/0052/HH	1, Church Barns	Single storey rear extension (previous application withdrawn)	No comment	Permission granted Jan 2020
3/20/0201/SV Jan 2020	The Cock Inn	Application to discharge obligations of S106 agreement	SPPC sent detailed submission, objecting to the application: <i>Lapsed Premises Licence is invalid, pub is not in an operational state.</i>	Non-determination by EHC (which led to appeal in June 2020)
J1915/W/20/3247445 Feb 2020 20/00025/REFUSE	The Oaks Factory, Rear of Ginns Road,	Appeal against refusal of 3/19/2281/FUL (demolition of commercial units and erection of nine dwellings)	SPPC sent written representation in support of the EHC refusal of the application	Appeal dismissed on 9 th Oct 2020 <i>Not sustainable development as it would result in loss of employment land and would harm the character and appearance of the appeal site and the surrounding area.</i>
3/20/0708/HH Apr 2020	The Willows	Single storey rear extension and first floor side extension	No comment	Permission granted in Jul 2020
J1915/Q/20/3253992 Jun 2020	The Cock Inn	Appeal against non-determination of 3/20/0201/SV	See previous submission	Appeal allowed and planning obligation discharged in Nov 2020. <i>The premises licence issued in 2015 (now lapsed) is determinative in this case. The definition of 'operational state' was that a premises licence could be issued.</i>

3/20/1702/FUL Sep 2020	Land adjacent to 4 Mapleside, Ginns Road	Erection of a 3-bedroom detached house and new vehicular access	SPPC letter of objection: not sustainably located, possible encroachment onto farmland, impact on local species and on safety of preschool children. SPPC also queried why No 4 was not retained as social housing (no response to this).	Planning permission refused on 11 th Nov 2020. <i>Not a sustainable form of development due to likely dependence on use of private vehicle and significant harm to character and appearance of surrounding rural area. Insufficient information re net gain in biodiversity and in safe access/egress.</i>
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3/20/1698/LBC	White Hart Farm	Insertion of wood burner and flue	No comment	Consent granted with conditions
3/20/2175/FUL (new submission after 3/20/1712/FUL was refused)	White Hart Farm	Extension to existing stables to provide replacement stables and store	No comment	Permission granted
Feb 2021 3/21/0378/NMA 3/21/0379/NMA 3/21/0380/NMA	The Cock Inn	Three applications for non- material amendments to 3/10/1583/OP (erection of a public house and two dwellings) Construction of chimney Construction of conservatory Conversion of 1st floor to 6 letting rooms	None required	All three applications refused: <i>the proposed changes as outlined on the drawings go beyond the provisions of Section 96A of the Town and Country Planning Act and would be materially different from the original planning permission granted (3/10/1583/OP)</i>