

Report to Development Management Committee

Workload and Performance Review for Quarter April to June 2019

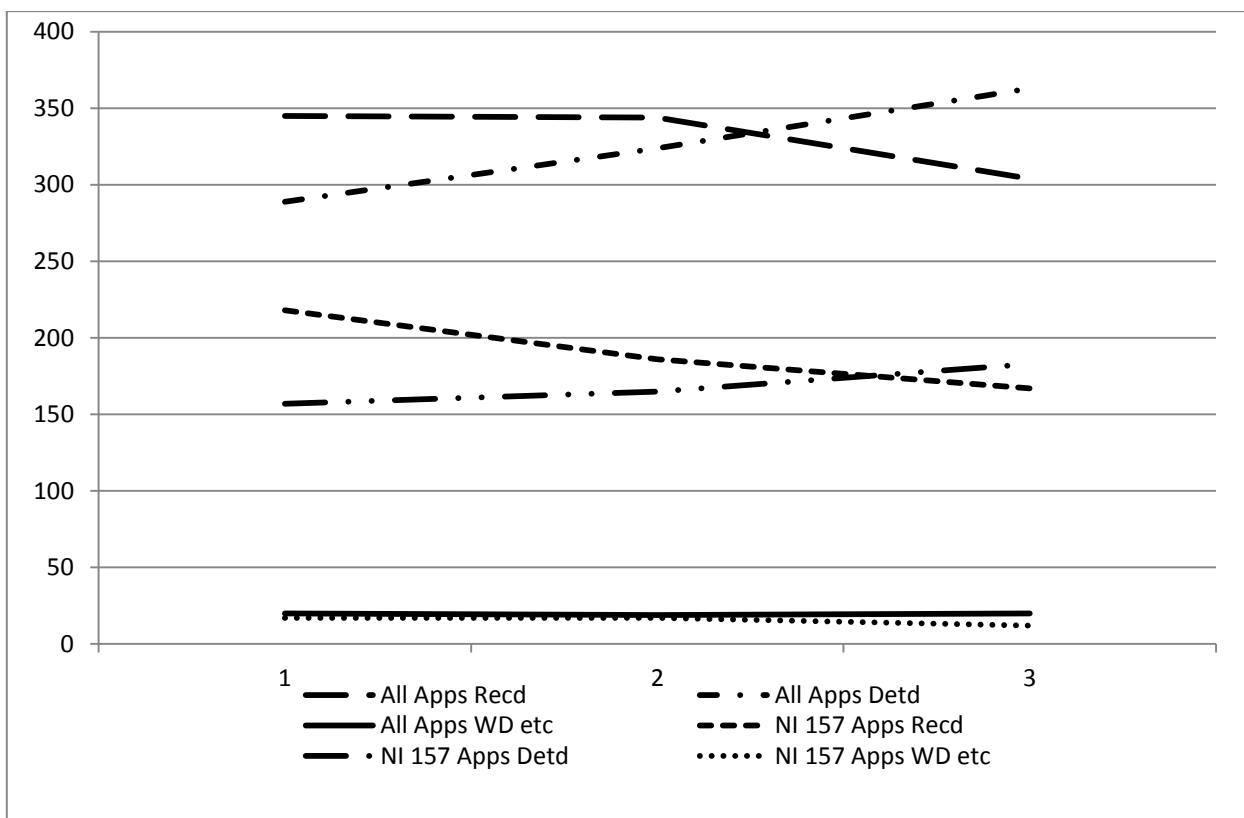
Introduction

This is a report to the Development Management Committee which provides a summary of performance in four key areas of work, planning applications, appeals, enforcement and informal enquiries, together with a brief commentary on each section.

Section 1: Applications received and determined

Our application caseload comprises applications which form the basis for our performance measured against the Government performance target NI157 and other applications which are excluded from these categories and relating to proposals amongst which are applications from the County Council, Notifications for Agricultural, Telecommunications and works to trees. This is set in the context of the rolling 12 month period.

Applications Received and Determined



	Apr	May	Jun
All Apps Recd	345	344	304
All Apps Detd	289	324	363
All Apps WD etc	20	19	20
NI 157 Apps Recd	218	186	167
NI 157 Apps Detd	157	165	183
NI 157 Apps WD etc	17	17	12
All O/Standing			
NI 157 O/Standing	942	946	918

Major Applications Received: 20
 Minor/Other Applications Received: 163

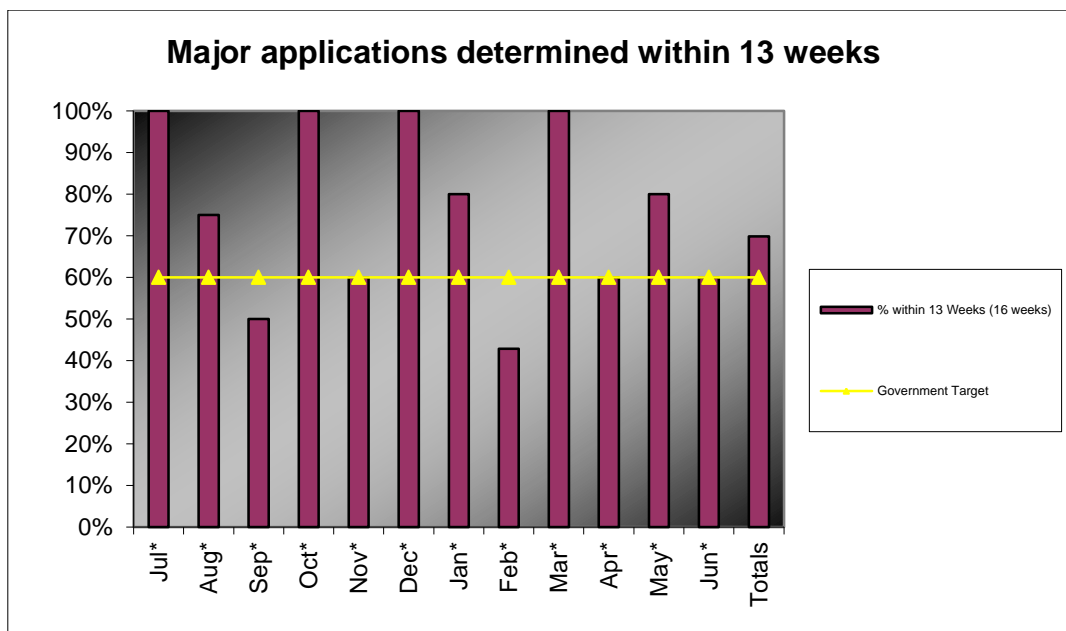
Major Applications Determined: 15
 Minor/Other Applications Determined: 490

Major Applications Outstanding: 125
 Minor/Other Applications Outstanding: 793

Section 2: NI 157 – Speed of Determination of applications

Introduction

This section sets out information regarding our performance in speed of decision for each of the 3 categories of applications, which are measured against the performance target – NI157 (a) major, (b) minor, and (c) other.



	Jul*	Aug*	Sep*	Oct*	Nov*	Dec*	Jan*	Feb*	Mar*	Apr*	May*	Jun*	Totals
Number of Major Applications Decided	1	4	6	2	5	5	5	7	3	5	5	5	53
Number within 13 Weeks (16 weeks) inc. Ext of time*	1	3	3	2	3	5	4	3	3	3	4	3	37
% within 13 Weeks (16 weeks)	100%	75%	50%	100%	60%	100%	80%	43%	100%	60%	80%	60%	70%
Government Target	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%	60%

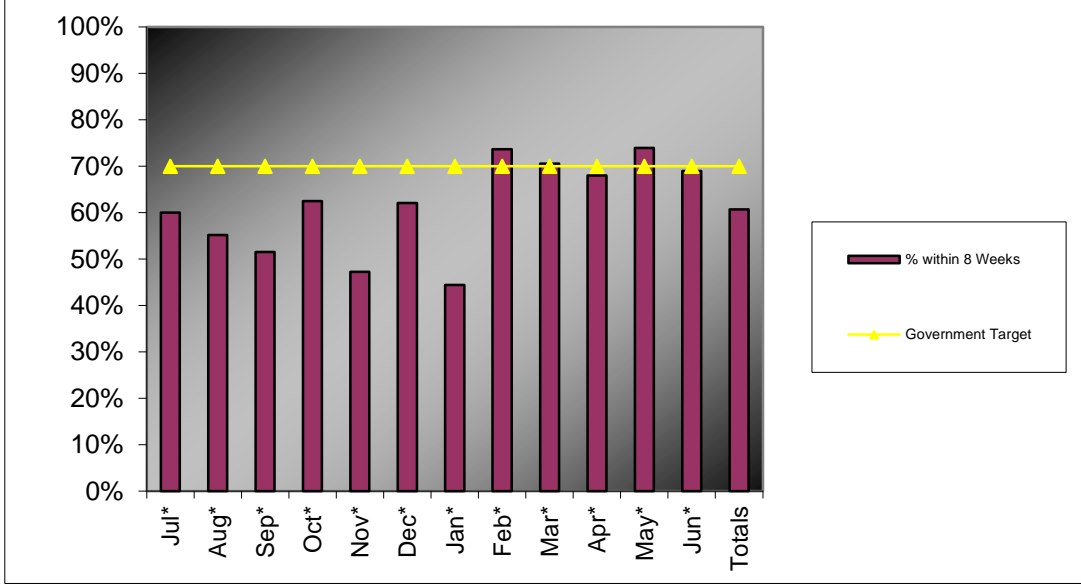
*Including extensions of time & PPAs

The quarterly performance achieved are:

April to June: 67%

Rolling 2 year average: 77%

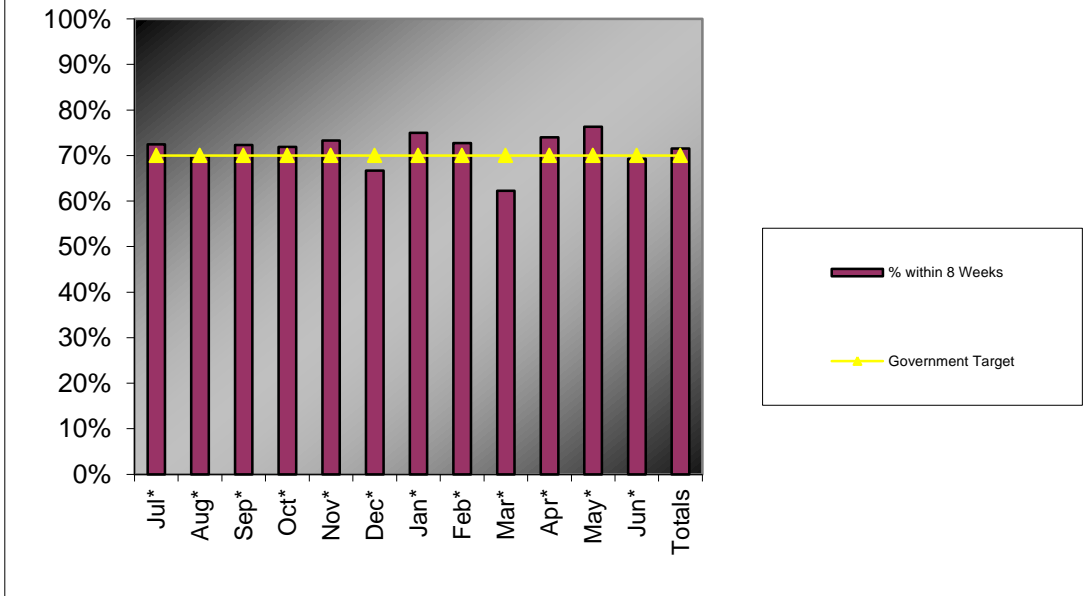
Minor applications determined within 8 weeks



	Jul*	Aug*	Sep*	Oct*	Nov*	Dec*	Jan*	Feb*	Mar*	Apr*	May*	Jun*	Totals
Number of Minor Applications Decided	40	29	33	40	36	29	27	19	34	25	23	29	364
Number within 8 Weeks inc. Ext of time*	24	16	17	25	17	18	12	14	24	17	17	20	221
% within 8 Weeks	60%	55%	52%	63%	47%	62%	44%	74%	71%	68%	74%	69%	61%
Government Target	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%

*Including extensions of time

Other applications determined within 8 weeks



	Jul*	Aug*	Sep*	Oct*	Nov*	Dec*	Jan*	Feb*	Mar*	Apr*	May*	Jun*	Totals
Number of Other Applications Decided	109	126	112	121	105	66	108	121	106	123	131	140	1368
Number within 8 Weeks inc. Ext of time*	79	88	81	87	77	44	81	88	66	91	100	97	979
% within 8 Weeks	72%	70%	72%	72%	73%	67%	75%	73%	62%	74%	76%	69%	72%
Government Target	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%

. From 1 April 2018 a government target of 70% has been set for minor and other applications..

For the quarter April to June we achieved

Minors: 70% within the time period against a target of 70%
Others: 73% against a target of 70%
Joint minors and others: 73% against a target of 70%
Joint rolling 2 year average: 72% against a target of 70%

Appendix 1 details the Major applications determined in the quarter.

Outstanding applications beyond determination date and without or an expired PPA/extension of time in place as at 11 July 2019.

Majors: 100
Minors and Others: 416

The first planning authorities subject to the Government's "special measures" regime for under-performing authorities were designated in October 2013, and performance data was published by the Department for Communities and Local Government (DCLG). Designations will be reviewed annually. Poorly performing authorities will be "designated" based on speed and quality:

- * Speed: less than 60% of majors determined within 13 weeks averaged over a two year period; or within such extended period as has been agreed in writing between the applicant and the local planning authority.
- * Quality: 10% or more of major applications that have been overturned at appeal (appeals allowed) over a two year period.

Authorities could be designated on the basis of either criteria or both. The current performance over this 2 year period exceeds the threshold for speed and is less than the threshold for quality and thus does not fall within the poorly performing designation.

Section 3: Appeals against refusal of planning permission

Introduction

This section deals numerically with our performance in relation to appeals against refusal of planning permission. Whilst there is no government performance target a benchmarking measure is that we should seek to achieve success in 65% or more of appeals against planning decisions.

Determined	Dismissed	21
	Allowed	10
	Withdrawn/NPW	0
	Split	0
	Turned Away	0
	Varied	0
Costs	Against AVDC	
	For AVDC	

*Split decisions are counted as an Allowed appeal

In the quarter between April and June a total of 39 appeals were determined, 31 of which were against refusals of planning permission. Of the 31 appeals against refusals of planning permission which are used for reporting purposes 32% were allowed which is below the Council's target of not more than 35% appeals allowed.

Attached at Appendix 2 is a list of all of the appeal(s) which are used for reporting purposes against refusals of planning permission that were allowed. As there are a large number of appeals a summary on all has not been provided. There is a summary on some highlighted for awareness and learning points.

The government statistics published in August 2017 for quality show that the percentage of major applications that have been overturned at appeal is 2.4% and that for minor and other developments overturned at appeal is 1.1% for AVDC during the period of 24 months from July 2014 to June 2016. This is well below the governments threshold of 10% overturned for quality.

Section 4: Enforcement

Introduction

This section details statistics relating to Enforcement matters and details the numbers of complaints received, cases closed together with the number of cases which have led to Enforcement action. Enforcement appeals are also dealt with separately and performance can be assessed accordingly.

Cases on hand at beginning of quarter	531	Cases on hand at end of quarter	522
Cases Opened	171	No of Cases closed	182
No. of Enforcement Notices Served	1	No. of Temporary Stop Notices Served	0
No. of Stop Notices Served	0	No. of Breach of Condition Notices Served	0
		No. of Planning Contravention Notices Served	0

In the 3 month reporting period 116 cases were resolved as follows:

Performance Figure	Notes
25% of complaints were resolved within 14 days	Generally more straightforward cases where a yes/no decision is required following initial evidence gathering
37% of complaints were resolved within two months.	Normally requiring more extensive evidence gathering and/or consultations involving 3 rd parties.
66% of complaints were resolved within 5 months.	On top of the actions identified above these cases normally require some formal action or an application for retrospective planning permission.
Remainder	Where formal legal action is involved it can take many years to resolve complaints and can include appeals and further judicial review.

Enforcement Appeals

Lodged	PI (Public Inquiry)	0	Determined	Allowed	0
	IH (Hearing)	0		Dismissed	0
	WR (Written responses)	0		W/Drawn	0
	Total	0		Varied	0
				Total	0
Costs	For AVDC	0		Against AVDC	0

Enforcement Summary

The volume of planning enforcement cases received is high and increasing and geographically reflects the areas where the delivery of development is highest. In the last financial year, AVDC has received more enforcement cases than BCC and WDC combined, and over 10% further cases than the CDC and SBDC joint-service received. Our service has seen a 27% increase in the number of cases received over the last 3 years and the current team caseload is in the region of 450 open cases. Our response to cases is prioritised based on the level of harm the suspected breach is causing. This means that 'low' category cases will take longer to resolve than those that are causing a 'high' level of harm. We have recently recruited a Performance and Communications Officer to support our team, and we have engaged a new Senior Enforcement Officer.

Section 5: Other Workload

Introduction

In addition the teams have dealt with the following:-

Discharge of Conditions and non material amendments.

Quarter – Out	215
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Chargeable Pre-Application Advice, including commercial

Quarter - Out	123
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Non chargeable Informals

Quarter - Out	14
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Conclusion and Recommendation

It is recommended that the Committee **NOTE** the report.

This report primarily intends to give details of factual information based on statistical data.

It is hoped that Members find the report's content helpful.

Major Applications Determined: Quarter April to June 2019

Bold numbers denote applications determined outside the target period. Performance for this quarter is 67% which is below target; * denotes those applications that had an extension of time request agreed. The small number of applications mean that performance is volatile and in this quarter involved applications where securing the right outcome outweighed the need to meet targets and applications where the revocation of the regional spatial strategy required a reassessment of the scheme.

Reference	Off	Received	Proposal	Address	Valid	Decision Date	Decision
17/03538/ADP*	SAMDEW	09/09/2017	Approval of reserved matters pursuant to outline permission 15/03786/AOP relating to appearance, landscaping, layout and scale for a residential development comprising up to 93 residential units, with associated access, landscaping and parking.	Land South Of Aylesbury Road Aston Clinton Buckinghamshire	18/10/2017	16/05/2019	Details Approved
18/01857/ADP*	SP	25/05/2018	Application for approval of Reserved Matters pursuant to Outline Planning Permission (15/04341/AOP) for the residential development of 117 dwellings, with appearance, landscape, layout and scale to be considered and introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation	Land East Of Lower Road Stoke Mandeville Buckinghamshire	29/05/2018	19/06/2019	Details Approved
18/04097/ADP*	NKJ	16/11/2018	Approval of reserved matters pursuant to Outline permission 16/02806/AOP relating to Approval of appearance, landscaping, layout and scale and associated works for 100 dwellings	Land West Of Mentmore Road, Partridge Close And Barkham Close Cheddington Buckinghamshire	16/11/2018	17/05/2019	Details Approved

Reference	Off	Received	Proposal	Address	Valid	Decision Date	Decision
18/02908/ADP*	LAUASH	14/08/2018	Application for Reserved matters (Appearance and Landscaping) pursuant to outline planning permission 17/03384/AOP (Revised Plans received 27/11/2018)	Land Adjacent To Bushmead Road Whitchurch Buckinghamshire	14/08/2018	04/04/2019	Details Approved
19/00532/ADP	NICWHE	13/02/2019	Reserved matters application for the Silverstone Hotel, drop off and associated car parking pursuant to condition 2 of outline planning permission 17/01840/AOP layout, scale, appearance, the access, and the landscaping of the site with regards to condition 7 (details of highway, estate roads and manoeuvring, pedestrian and cycleway, communal car, cycle and vehicle parking provision, open storage/yards and functional services. 8 (details of materials, elevation treatment, lighting, security and crime prevention measures, signage and way-marking, energy strategy) and 9 (hard and soft landscaping)	Silverstone Motor Racing Circuit Silverstone Road Biddlesden Buckinghamshire NN12 8TN	13/02/2019	14/06/2019	Details Approved
17/00832/AOP*	DANRAY	07/03/2017	Outline application with access to be considered and all other matters reserved for the erection of up to 35 dwellings, a replacement Scout Hut accessed from Church Hill and new vehicular access from Station Road.	Land Off Mentmore Road And Station Road Cheddington Buckinghamshire	10/03/2017	14/06/2019	Outline Permission Refused

Reference	Off	Received	Proposal	Address	Valid	Decision Date	Decision
17/01467/AOP*	JONBIS	19/04/2017	Outline application with access to be considered and all other matters reserved for the demolition and clearance of existing buildings to allow for a residential redevelopment comprising up to 64 dwellings with associated car parking, access, internal roads and footpaths, public open space, landscaping drainage and other associated infrastructure (Revised Supporting Documents and Parameter Plan submitted 16th August 2017)	Land At Swallowfield Stables Townside Edlesborough Buckinghamshire	19/04/2017	31/05/2019	Refused
16/02673/APP*	NBU	19/07/2016	Residential development comprising 73 dwellings following demolition of 4 existing bungalows with new access road off Eskdale Road, parking and associated works.	Land Rear Of 17 To 55 Eskdale Road And 47 To 63 Station Road Stoke Mandeville Buckinghamshire	09/12/2016	10/05/2019	Approved
17/04668/ADP*	SAMDEW	08/12/2017	Approval of the reserved matters details of the external appearance of the buildings, the landscaping of the site, layout and scale for each phase or part of the development together with discharge of conditions 2 (phasing) and 6 (design code) pursuant to outline permission 15/01218/AOP for consideration of means of access to provide up to 400 Residential Dwellings (including Affordable Housing), Open Space including Play Areas and sports and related recreation facilities, Landscaping, New Vehicular and Pedestrian Accesses, Engineering (including Ground Modelling) Works, Infrastructure	Land North Of A421 Tingewick Road Buckingham Buckinghamshire	27/12/2017	12/04/2019	Approved

Reference	Off	Received	Proposal	Address	Valid	Decision Date	Decision
			Works (including Drainage Works and Utilities Provision) and Demolition (including Site Reclamation), Car Parking and Lighting.				
18/01772/APP*	SP	21/05/2018	Development of a local centre comprising a nursery (D1), retail unit (A1), and seventeen residential apartments (C3)	Land North Of Pegasus Way Haddenham Buckinghamshire	21/05/2018	05/04/2019	Approved
18/02832/APP*	SCOHAC	10/08/2018	Conversion of buildings to B1/B8 use with associated car parking and landscaping	Land Between Nash Road And Cross Roads Kennels Nash Road Great Horwood Buckinghamshire	10/08/2018	02/04/2019	Approved
18/03345/APP*	DANRAY	13/09/2018	Proposed two storey side and single storey front extensions to provide 26 bedroom hotel and entrance/reception area. Single storey rear "orangery" extension to bar (retrospective), new site entrance feature walls with recessed golf club signage, improvements to existing car park and new soft landscaping.	Weston Turville Golf Club New Road Weston Turville Buckinghamshire HP22 5QY	17/10/2018	03/06/2019	Approved
18/04045/APP*	DANRAY	13/11/2018	Variation of Conditions 7 (Use of Ground Floor), 8 (Mezzanine Floor) and 9 (Approved Plans) of planning permission 18/01951/APP (Construction of garden studios and offices showroom unit with associated office space)	Land Adjacent To Building H4 Westcott Venture Park Westcott Buckinghamshire HP18 0XB	26/11/2018	16/04/2019	Approved

Reference	Off	Received	Proposal	Address	Valid	Decision Date	Decision
18/04394/APP*	MICDAV	10/12/2018	Redevelopment of plot No. 4 within Crendon Industrial Park to provide new light industrial / warehouse building subdivided into 2 units with ancillary office areas, associated parking and service yard areas (B1c, B2 and B8 Use Classes).	Plot 4 Crendon Industrial Park 1 Lea Lane Long Crendon Bucks MK18 9BA	10/12/2018	14/06/2019	Approved
18/04338/APP*	BMO	04/12/2018	2 No. outdoor dressage arenas, a new barn to provide office, storage and communal areas and new vehicular access.	Twyford Equestrian Centre Twyford Mill Twyford Mill Road Twyford Buckinghamshire MK18 4HA	10/01/2019	17/05/2019	Approved

Appeal performance – Quarter April to June 2019

In the quarter between **April** and **June** a total of 39 appeals were determined, 31 of which were against refusals of planning permission. Of the 31 appeals against refusals of planning permission which are used for reporting purposes 32% were allowed which is below the Council's target of not more than 35% appeals allowed.

A list of all the reportable allowed appeals in this quarter is set out below. Given the number of appeals, comments are provided on key decisions.

Application Reference: 16/03068/APP	Decision: Delegated
Site: Hollingdon Grange Grove Farm Lane Hollingdon Soulbury Buckinghamshire LU7 0DN	
Development: Erection of a building for indoor equestrian exercise and storage of associated tack on land previously used for outdoor equestrian exercise and grazing.	

Application Reference: 17/02868/AOP	Decision: Delegated
Site: Land Rear Of 34 To 58 Eskdale Road Stoke Mandeville Buckinghamshire	
Application in outline with access to be considered and all other matters to be reserved for the erection of five dwellings.	
<p>The main issue in this appeal related to the effect of the proposal on the character and appearance of the area.</p> <p>The application was refused on the grounds that the proposed development would result in an urbanising obtrusion in to the open countryside reducing open land that contributes to the form and character of the settlement, with adverse impacts on the landscape character and appearance of the site and its surroundings, and on receptors experiencing local views of the site from the footpath on Eskdale Road, from adjacent housing and the community play facilities located to the west.</p> <p>A second reason for refusal related to the grounds that the proposal would result in the introduction of an excessively dense form of modern residential development into a rural settlement edge location that would fail to integrate with the existing settlement pattern and surrounding built form.</p> <p>In considering the appeal the Inspector considered that the degree of enclosure of the site means that it appears more visually contained and associated within the village rather than appearing as part of the wider countryside around it. The Inspector considered that the proposal would not expand further into the countryside than the existing houses along Eskdale Road and therefore would neatly 'round off' the existing built form, maximising the use of a redundant strip of land that makes no positive contribution to the countryside or the settlement in its existing state.</p> <p>During the site visit the Inspector observed that the site is heavily screened by vegetation on almost all sides and that views into it are limited. Therefore, they did not consider that any harm would be caused to the publicly available views towards the site from Eskdale Road or the community play facilities.</p> <p>The Inspector was satisfied that a development could be constructed to achieve adequate separation distances between the proposed dwellings and those backing onto the site and that additional mitigating landscaping could be secured as part of a Reserved Matters application.</p> <p>In respect of density the Inspector concluded that the proposals would result in a density of 22</p>	

dwellings per hectare, which would be a low-density development.

For the above reasons, the Inspector concluded that the proposed development would integrate with the existing settlement character without resulting in any unacceptable intrusion to the countryside and would not harm the character and appearance of the area. As such, it would accord with saved policy GP35 of the AVDLP and the NPPF.

The appeal was allowed and outline planning permission was granted, subject to the conditions.

Costs Application

An application for costs was made against Aylesbury Vale District Council on three main grounds:

- They claim that the Council have prevented or delayed development, which should clearly be permitted having regard to its accordance with the development plan, national policy and other material considerations.
- They consider that the Council has not determined similar cases in a consistent manner and
- that the Council have not reviewed their case promptly following the lodging of an appeal against the refusal of planning permission.

In reviewing the case in detail the Inspector concluded that the Council did not prevent or delay development, which should have clearly been permitted. The appeal site lies within open countryside as determined by the Development Plan and therefore the Council determined the application in accordance with the Development Plan albeit applying a different planning judgement to that of the appellant.

The Inspector notes that all applications are determined on their own merits and that the schemes referenced by the appellant were much larger residential proposals and as such, it is reasonable to conclude that the Council would have reached different conclusions on those larger schemes.

On the third ground the Inspector concluded that the Council reviewed their case promptly following the lodging of an appeal as they met with all statutory timeframes.

The Inspector noted that the absence of specific evidence from the Council responding to all of the appellant's evidence does not mean that the appellant has unnecessarily submitted that information or that the Council would have withdrawn part or all of its objections to the proposed development as a result of it.

Therefore in light of the above the Inspector concluded that unreasonable behaviour resulting in unnecessary or wasted expense, as described in Planning Practice guidance, has not been demonstrated.

The application for an award of costs was refused.

Application Reference: 17/02935/APP	Decision: Delegated
Site: Spring Cottage 28 Spring Lane Great Horwood Buckinghamshire MK17 0QW	
Demolition of existing dwelling and outbuildings and the erection of a replacement thatched cottage, together with access and amenity space.	
This was for a replacement dwelling, although with only just overlapping footprints, located outside of Great Horwood Settlement Boundary. The main issues in this case related to: <ul style="list-style-type: none">• the effect of the proposal on the setting of 24 Spring Lane and whether it preserves or enhances the character and appearance of the Great Horwood Conservation Area (GHCA) and	

- whether the development is in appropriate location having regard to the policies of the Great Horwood Parish Neighbourhood Plan (GHPNP) and other relevant policies of the development plan.

The Inspector did not agree with the LPA position that the proposal would harm the character and appearance of the CA, but instead found the existing buildings to be incongruous, by virtue of its squat design and bland appearance and that the development would improve the situation by opening up views of the heritage assets. On this matter the Inspector concluded that the proposal would preserve or enhance the character and appearance of the CA and that the effect on the setting of 24 Spring Lane would be neutral. In this respect the proposal would accord with the GHPNP and the objectives of the Framework.

Turning to the second matter, the Inspector concluded that the replacement dwelling did not amount to “growth” of the settlement, which Policy 1 sought to constrain, and as such did not therefore conflict with this policy.

The Inspector concluded that this one-for-one replacement dwelling is not ‘growth’ and that the GHPNP contains only strategic policies which were not intended to substitute for the design, amenity and other non-strategic policies usually found in a development plan. Therefore, the Inspector was not persuaded that the ultimate paragraph of Policy 1 can be read as precluding every type of development other than that falling within the language of that paragraph. The Inspector stated that to apply Policy 1 in that way regardless of the benefits of a (non-strategic and non-growth) proposal such as that here appealed is not consistent with the principles of sustainable development set out in the Framework. As such the Inspector considered the GHPNP to be silent on the matter of replacement dwellings and the proposal not in conflict with Policy 1.

The appeal was allowed and planning permission was granted subject to conditions.

Application Reference: 17/03970/APP	Decision: Committee
Site: 3 Newell Close Aylesbury Buckinghamshire HP21 7FE	
Erection of dwelling with associated access and landscaping	
<p>The main issue in this appeal related to the effect on the character and appearance of the surrounding area. The council refused permission on the basis that the proposed dwelling would result in a cramped and over intensive form of development that would be visually incongruous, intrusive and out of keeping with the surroundings. It was felt the location of the dwelling would significantly breach the building line along Turnfurlong Lane to the North-East which would exacerbate the intrusive nature of the development.</p> <p>In considering the appeal the Inspector noted that the proposed development would comprise a four bedroom property, similar in style to the existing dwelling, the plot would be divided providing each property with its own private rear garden. Furthermore, the Inspector noted that the location of the proposed new dwelling is tucked away and the hedge and trees on the boundary obscure it from Newell Close.</p> <p>The Inspector noted the varying architectural styles along this side of Turnfurlong Lane and concluded as a result that the building line was not particularly uniform. No 3 is unusual in that it is at a right angle to Turnfurlong Lane. It creates a change to the layout of the street leading to the setting back of properties around the open green space. The inspector placed little weight on the issue of the building line and disagreed with the Councils view that there was an established pattern. For these reasons the Inspector considered that the proposed development would have limited impact on the building line and the street layout would not be adversely impacted.</p>	

The Inspector noted that the boundary of shrubs and trees shield the garden from views from Turnfurlong Lane and the majority of these would be retained, which would mean the view of the new dwelling would be obscured. The impact on the visual aspect of Turnfurlong Lane would be limited and it would not be out of place with the other buildings in that location.

The Inspector considered that the new dwelling would reflect the character of the adjoining property, being of similar style and layout. It would have an adequate garden, whilst No 3 would also retain a reasonably sized garden. Therefore the proposed dwelling would not appear cramped and would be reflective of the predominate form of development in the area.

For the reasons given, the Inspector concluded that the proposal would not harm the character and appearance of the surrounding area and would accord with Policy GP35 of AVDLP and the guidance in the NPPF.

The appeal was allowed and planning permission was granted subject to conditions.

Application Reference: 17/04041/AOP	Decision: Delegated
Site: 151 And Land To Rear Of 151 Station Road Quanton Buckinghamshire HP22 4BX	
Outline application (with all matters reserved except access) for the erection of up to 40 dwellings with associated access, open space, landscaping and associated works.	
<p>The main issues in this appeal related to 3 main issues:</p> <ol style="list-style-type: none"> 1. Did the proposal accord with Quanton Village Neighbourhood Plan Policy H1 2. Was the proposal contrary to GP35, principally was the proposed development in depth harmful to the character and appearance of the immediate and wider area, as well as landscape character, and; 3. Tilted balance, and did the Council demonstrate a 5 year housing land supply. <p>The Inspector concluded that, it remains unclear to whether the published version of the NDP is the lawfully made NDP. Nonetheless, the Inspector noted that they were required to determine the appeal in accordance with the development plan in force at the time of their decision and this includes the NDP as it stands. The Inspector noted following the site visit that the appeal site was next to the settlement boundary which runs along the rear boundaries of properties on Station Road. As such in any reasonable interpretation based on the wording of the policy it <i>'adjoins the settlement boundary along Station Road'</i> and there is nothing in the NDP or evidence before the Inspector to persuade them the test should be restricted to a site that <i>'adjoins Station Road'</i>.</p> <p>The Inspector concluded that regardless of the precise wording of the policy (as intended by the examiner or as is published), the proposed development accorded with Policy H1 having concluded that the site <i>'adjoins the settlement boundary along Station Road'</i> and as such backland development was acceptable subject to a distinct boundary being achieved with the countryside.</p> <p>Regarding GP35 and the impact on the countryside, despite the Council's argument that there clearly isn't development in depth such as what was proposed as part of this appeal, the Inspector noted some development in depth and the linear pattern, which is present, is not as clearly defined as put forward by the Council. The Inspector concluded that changes to the landscape, in the context of the development according with Policy H1 and the significant changes taking place due to HS2 and nearby allocation sites (NP allocations), that the level of change would barely be perceptible with the landscape able to accommodate the development with the visual impact highly localised. The proposal therefore accords with GP35.</p>	

In finding that Policies H1 and GP35 were the policies of most importance in the determination of this appeal and that the proposal accorded with these policies, the Inspector did not engage the tilted balance (11d of the NPPF) and subsequently made no observations on housing land supply as the proposal accorded with adopted policy.

The appeal was allowed and outline planning permission is granted for development, subject to conditions.

Application Reference: 18/01658/APP	Decision: Delegated
Site: Land East Of Station Road Marsh Gibbon Buckinghamshire	
Erection of stable block and menage with new access	

Application Reference: 18/01820/COUAR	Decision: Delegated
Site: Barn At Brissenden Farm Ickford Road Worminghall Buckinghamshire HP18 9LA	
Determination as to whether prior approval is required in respect of transport & highway impact, noise, contamination risk, flooding and locational considerations for the conversion of an agricultural building into two dwellings (Class Q(a)) and in relation to design and external appearance of the building (Class Q(b))	

Application Reference: 18/02166/APP	Decision: Delegated
Site: The Old Barn Lenborough Road Gawcott Buckinghamshire MK18 4BP	
Proposed single storey rear extension and erection of carport/workshop	

Application Reference: 18/02772/APP	Decision: Delegated
Site: Land East Of Station Road Marsh Gibbon Buckinghamshire	
Erection of stable block and manege with new access	

Application Reference: 18/03740/COUAR	Decision: Delegated
Site: Barns At Green End Farm Green End Granborough Buckinghamshire MK18 3NT	
Determination as to whether prior approval is required in respect of transport & highway impact, noise, contamination risk, flooding and locational considerations for the conversion of an agricultural building into two dwelling (Class Q(a)) and in relation to design and external appearance of the building (Class Q(b))	
Note:	