

Council/Committee:	Planning Committee
Date of Meeting	3 September 2025
Subject	Decisions of the Planning Inspectorate
Report Author	Alison Bishop
Lead Officer	Tammy Stokes
Appendices	Appeal reference: APP/G4620/D/25/33664

1. Summary

This report provides details of appeal decision following refusal of planning applications.

2. Recommendations

That Planning Committee notes the decisions of the Planning Inspectorate as detailed in the attached appendices.

3. Reasons for the recommendation

This report is submitted to inform the Committee of the outcomes of appeals that have been made to the Planning Inspectorate by applicants who were unhappy with either delegated decisions or the Committee's decision on their application.

4 Context and Key Issues

- 4.1 Applicants who disagree with the local authority's decision on their planning application may submit an appeal to the Planning Inspectorate. An appeal may also be made where the local authority has failed to determine the application within the statutory timeframe.
- 4.2 Appeals must be submitted within 3 months (householder proposals) six months (commercial developments) of the date of the local

authority's decision notice.

- 4.3 Decisions on the following appeals are reported, with further detailed set out in the table below:-

Application Ref	Site Address	Inspectorate
DC/25/70197	43 Gospel Oak Road Tipton DY4 0DR	Dismissed

5 Legal and Governance Implications

The Planning Committee has delegated powers to determine planning applications within current Council policy. Section 78 of the Town and Country Planning Act 1990 gives applicants a right to appeal when they disagree with the local authority's decision on their application, or where the local authority has failed to determine the application within the statutory timeframe.

6 Other Relevant Implications

None.

7 Background Documents

None.

8 How does this deliver the objectives of the Strategic Themes?

All of our residents are active participants in influencing change – through being listened to, their opinions are heard and valued.

Relevance Check

Budget Reduction/Service Area: N/A

Service Lead: Tammy Stokes

Date: 21.08.2025

In what ways does this Budget reduction have an impact on an outward facing service?
How will the service feel different to your customers or potential customers?

N/A

If not, how does it impact on staff e.g. redundancies, pay grades, working conditions? Why
are you confident that these staff changes will not affect the service that you provide?

N/A

Is a Customer Impact Assessment needed

