

Committee: Development Control and Licensing
Date: 24 February 2003
Agenda Item No: 7
Title: APPEAL DECISIONS
Author: John Grayson (01799) 510455

The following appeal decisions have been received since the last meeting:

**1 APPEAL BY MR A BENIONS AND MRS M THORNE
LAND AT GRID REF TL646160, HIGH EASTER
APPLICATION NO: UTT/0407/02/OP**

Appeal against the refusal of planning permission for the erection of a small one-storey cottage.

<u>Appeal decision:</u>	DISMISSED
<u>Date of decision:</u>	22 January 2003
<u>Original decision made by:</u>	COMMITTEE
<u>Date of original decision:</u>	2 May 2002
<u>Officers' recommendation to DC CTTE:</u>	REFUSAL

Summary of decision:

The Inspector stated that:

Even with the screening that exists, the proposed cottage would still be clearly seen from the road and, even if it could be hidden, the development of small cottages like the one proposed could be repeated throughout the countryside, and that would substantially change the appearance of the countryside for the countryside, and that would substantially change the appearance of the countryside for the worse.

Personal circumstances like that can seldom overcome good planning reasons for rejecting permanent development of the sort proposed.

Comments on decision: Straight forward Policy case. Current dismissal rate on this type of appeal (i.e. Rural Area) since 1984/5: 96% (134 cases).

**2 APPEAL BY HUTTON HOMES LTD
22-24 ONGAR ROAD, GREAT DUNMOW
APPLICATION NO: UTT/0755/02/FUL**

Appeal against the refusal of planning permission for the residential redevelopment of the gardens behind 2 existing bungalows.

<u>Appeal decision:</u>	ALLOWED
<u>Date of decision:</u>	22 January 2003
<u>Original decision made by:</u>	COMMITTEE
<u>Date of original decision:</u>	15 May 2002
<u>Officers' recommendation to DC CTTE:</u>	APPROVAL

Summary of decision:

See full copy of decision letter attached to report on application (type as written) application on Schedule re this site.

Comments on decision: Current dismissal rate on this type of appeal (i.e. overdevelopment & loss of amenity) since 1984/5: 70% (167 cases).

Committee: Development Control and Licensing

Date: 24 February 2003

Agenda Item No: 8

Title: PLANNING AGREEMENTS

Author: Frank Chandley (01799 510417)

The following table sets out the current position regarding outstanding Section 106 Agreements:-

	Planning Current Ref	Approved by Committee		Applicant Position	Property
1	UTT/0791/98/REN	7.12.98	Wickford Dev Co Ltd	Emblems Great Dunmow	Negotiations continuing
2	UTT/0443/98/OP UTT/1123/00/OP	18.3.02	Pelham Homes Ltd Croudace Ltd	Rochford Nurseries	Negotiations continuing
3	UTT/0816/00/OP	29.4.02	Countryside Properties Plc	Priors Green Takeley/Little Canfieldnegotiated	Agreements being
4	UTT/1591/01/OP	1.7.02	Aldis of Barking Ltd	Hoblongs Industrial Estate, Great Dunmow	Agreement completed
5	UTT/0884/02/OP	22.7.02	Exors of D M Harris	83 High Street Great Dunmow	Agreement being prepared by Essex County Council
6	UTT/0647/02/FUL	23/9/02	Mill Projects Ltd	Hasler House, Great Dunmow	Agreement completed
7	UTT/0875/02/FUL	23/9/02	Granite Estates Ltd	Thaxted Road, Saffron Walden	Agree being prepared by Essex County Council
8	UTT/1129/02/FUL	23/9/02	Mr C Warder-Smith (Rural Housing Trust)	The Street, High Easter	Agreement completed
9	UTT/1000/01/OP	12/9/02	BAA Plc	Stansted Airport	Agreement being finalised
10	UTT/0449/02/OP UTT/0450/02/OP	4/11/02	Wickford Development Company Ltd	Sector 3 Woodlands Park	Agreement being negotiated

11 UTT/0500/02/FUL 25/11/02	Higgins Homes Ltd	77 – 79 High Street	Completed
12 UTT/1244/02/FUL 16/12/02	Bovis Homes Ltd	Harris Yard Walden	Agreement to be prepared by Essex County Council
13 UTT/1382/01/FUL 16/12/02	A Batchelor	Southgates Industrial Park	Agreement to be prepared by Essex County Council
14 UTT/1463/02/FUL 16/12/02	Littlebury PC and English Village Housing	Merton Place Littlebury	Agreement being prepared

Background Papers:

Planning Applications
Files relating to each application

FOR INFORMATION