

**Committee:** Development Control Committee

**Date:** 1 November 2004

**Agenda Item No:** 6

**Title:** Appeal Decisions

**Author:** John Mitchell (01799) 510450

APPEAL BY	LOCATION	APPLICATION NO	DESCRIPTION	APPEAL DECISION & DATE	DATE OF ORIGINAL DECISION	SUMMARY OF DECISION
<b>Appeal A</b> Mr & Mrs T Martin	24 Tye Green Wimbish Saffron Walden	UTT/2059/03/FUL	Appeal against refusal to grant planning permission for extension to form porch at front of dwelling and two-storey rear extension	27 Sep 2004 DISMISSED	15 Jan 2004	The Inspector concluded that the extensions would be detrimental to the street scene and overbearing to the neighbours
<b>Appeal B</b> Mr & Mrs T Martin	24 & 25 Tye Green Wimbish Saffron Walden	UTT/2047/03/FUL	Appeal against a condition removing all PD rights of the grant of planning for sub-division of property into two 3-bedroom houses (reversion to original state)	27 Sep 2004 ALLOWED	20 Jan 2004	The Inspector concluded that there was no need to remove all PD rights, only those relating to extensions
Mr C Lye	Lanham Barn Onslow Green	UTT/1392/03/FUL	Appeal against refusal to grant	17 Sep 2004 DISMISSED	28 Nov 2004	The Inspector concluded that the development

	Barnston		planning permission for the conversion of former pig unit to create a garage and gym, new tar and shingle drive			would be inappropriate
Priors Hall Ltd	Site off Andrews Farm Lane Mill End Green Great Easton	UTT/1542/02/FUL	Appeal against refusal to grant planning permission for removal of piggery; replacement with dwelling	8 Oct 2004 DISMISSED	29 Sep 2004	The Inspector concluded that the development would fail to protect the countryside
<b>Appeal A</b> North Hall Farm Development Ltd	North Hall Farm Quendon Saffron Walden	UTT/1854/03/LB	Appeal against refusal to grant listed building consent for "Renovation, demolition and conversion of outbuildings to form 4 no. residential units."	14 Oct 2004 ALLOWED	21 Jan 2004	The Inspector concluded that the works would be acceptable
<b>Appeal B</b> North Hall Farm Development Ltd	North Hall Farm Quendon Saffron Walden	UTT/1776/03/FUL	Appeal against refusal to grant planning permission for residential development	14 Oct 2004 ALLOWED	21 Jan 2004	The Inspector concluded that the although located close to the M11 there would be no adverse living conditions for the occupiers, subject to a condition requiring the installation and maintenance of sound attenuation

Crispin Chumondly-Smythe	Mill House Mill End Green Great Easton	UTT/0076/04/FUL	Appeal against non-determination of planning application for erection of affordable cottage	15 Oct 2004 DISMISSED	15 Jan 2004	The Inspector concluded that the development would be inappropriate in the countryside. It was also not an "affordable" dwelling
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**Committee:** Development Control  
**Date:** 1<sup>st</sup> November 2004  
**Agenda Item No:** 7  
**Title:** PLANNING AGREEMENTS  
**Author:** Christine Oliva (01799 510417)

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

	<b>Planning Current Ref.</b>	<b>Approved by Committee</b>	<b>Applicant</b>	<b>Property</b>	<b>Position</b>
1.	UTT/0816/00/OP	29.4.02	Countryside Properties Plc	Priors Green Takeley/Little Canfield	Agreement agreed by main parties. Some landowners reluctant to sign. No further action possible until all parties sign.
2.	UTT/0875/02/FUL	23/9/02	Granite Estates Ltd	Thaxted Road, Saffron Walden	Agreement being prepared by Essex C.C.
3.	UTT/1247/02/FUL	24/02/03	M B Rich-Jones	Coach House High Street Stebbing	Applicant has agreed to complete the agreement . There is a query concerning the title to the land and a reply from the Applicant is awaited.
4.	UTT/1042/02/OP	07/04/03	Countryside Properties plc	Takeley Nurseries	Final instructions received from ECC. Planning services to instruct Legal on terms for the agreement.
5.	UTT/0518/02/OP	07/04/03	R & E McGowan	Laurels Yard, Takeley	This matter was brought before

					Committee on 31.8.04. and Planning are negotiating to complete the 106 before signature of the Priors Green main agreement see item 1.
6.	UTT/1810/02/FUL	27/05/03	Welcome Break Group Ltd	Birchanger Green MSA	ECC has informed UDC that the agreement is being sealed
7.	UTT/0811/02/OP	On appeal	Easton Properties	The Broadway, Church End, Great Dunmow	Agreement being finalised
8.	UTT/0511/03/OP	16/06/03	Mrs Gatsky	Hamilton Road, Little Canfield	Final instructions received from ECC. Planning services to instruct Legal on terms for the agreement.
9.	UTT/0790/03/REN	26/08/03	Countryside Properties	Bell College, Saffron Walden	Bell College has sealed the Agreement as drafted and it has been sent to ECC for sealing. Council's costs already paid.
10.	UTT/1002/03/OP	26/08/03	Ms C Cox	The Homestead, Lt Canfield	Final instructions received from ECC. Planning services to instruct Legal on terms for the agreement.
11.	UTT/1084/03/OP	26/08/03	Mr & Mrs T Boswell	Hamilton Road, Lt Canfield	Final instructions received from ECC. Planning services to instruct Legal

					on terms for the agreement. Dispute over financial contributions to be resolved.
12.	UTT/1020/03/FUL & UTT/1195/03/FUL	26/08/03	Paul Watkinson	Felsted School	Agreement no longer needed as Applicant has complied with the proposed terms.
13.	UTT/1315/03/FUL	22/09/03	S M Smith	Hamilton Road, Lt Canfield	Final instructions received from ECC. Planning services to instruct Legal on terms for the agreement.
14.	UTT/1988/03/OP	12/01/04	Mrs S M Griffiths	Land Adjacent 4 Hamilton Road, Little Canfield	Final instructions received from ECC. Planning services to instruct Legal on terms for the agreement.
15.	UTT/0775/03/OP	07/07/03	Mr and Mrs G Pretious	Westview Cottage, Dunmow Road, Takeley	Final instructions received from ECC. Planning services to instruct Legal on terms for the agreement.
16.	UTT/1625/03/REN	15/12/03	Mantel estates Ltd	Land at Smith's Farm Gt Dunmow	Draft agreement sent to applicant for comment On 12/05/04
17.	UTT/1795/03/FUL	12/01/04	Mr F A Rogers	Wire Farm, Crawley End. Chrishall	Applicant has requested an Agricultural Occupancy Condition be placed on the planning

					permission instead of an Agreement. Request being considered.
18.	UTT/0954/03/FUL	13/10/03	Mr Keays	Bonningtons, George Green, Little Hallingbury	Applicant has now said he will not complete the Agreement and this matter is being put before Committee on 1.11.04.
19.	UTT/2048/03/OP	16/06/03	Ashdon PC & English Villages Housing Assoc	Guildhall Way, Ashdon	Draft Agreement agreed with Housing and Landscape Officer, draft will be sent to applicant within 7 days.
20.	UTT/2055/033/FUL	34/02/04	Countryside Properties	Bowling Club House, Beldams Farm, Great Hallingbury	Instructions sent to Hertfordshire CC who are the highway authority concerned. 106 is for highway matters only.
21.	UTT/2115/03/FUL	26/04/04	Charles Church North London	West Road, Saffron Walden	Agreement sealed
22.	UTT/2227/03/FUL & UTT/2228/03/LB	15/03/04	Exciting Projects Ltd	The Old Mill Public House, Takeley	Agreement sealed
23.	UTT/1569/03/FUL	17/05/04	Felsted School	Land to the North of Ingrams, Felsted	Initial letter sent to applicants On 17.6.04. requesting title to land and undertaking for costs – no reply
24.	UTT/0103/04/FUL	17/05/04	Mr F P McGarrigan	Great Hallingbury Manor, Great Hallingbury.	Initial letter sent to applicants 17.6.04. requesting title

					to land and undertaking for costs – no reply
25.	UTT/2019/03/FUL	26/04/04	Clavering Parish Council and English Villages Housing Association	Site 2 Stortford Road, Clavering	Draft Agreement agreed with Housing and Landscape Officer, draft will be sent to applicant within 7 days.
26.	UTT/1620/03/FUL	26/04/04	Mr G Bray	Ozier Court saffron Walden	Applicant does not own all the land over which permission has been granted so cannot complete an Agreement. Returned to Committee with recommendation for refusal.
27.	UTT/2163/03/FUL and UTT/2164/03/LB	23/02/04	Mrs M Lubbock	Lakehouse Farm, Hempstead	Draft agreement being considered by Applicant
28.	UTT/0669/04/FUL		Essex Police Authority	Smith's Farm Gt Dunmow	Applicant has agreed draft Agreement and will inform us when they are ready to seal.
29.	UTT/0302/04/FUL and UTT/0303/04/LB	28/06/04	Thremhall Properties Ltd	Thremhall Priory, Dunmow Road, Start Hill, Bishop's Stortford	Draft Agreement sent to Applicant on 14.10.04.

**Background Papers:**

**Planning Applications  
Files relating to each application**

FOR INFORMATION