

**DEVELOPMENT CONTROL COMMITTEE – 11 OCTOBER 2006**  
**APPEAL DECISIONS**

APPEAL BY	LOCATION	APPLICATION NO	DESCRIPTION	APPEAL DECISION & DATE	DATE OF ORIGINAL DECISION	SUMMARY OF DECISION
<u>Appeal A</u> Mr & Mrs J Keyes, Mr & Mrs M Hoare & Hastoe Housing Association	Land at Seven Devils Lane and Waldeck Court, Saffron Walden	UTT/1640/04/OP	Appeal against refusal to grant planning permission for the demolition of three dwellings and erection of 51 dwellings and associated parking and garaging and means of vehicular access	DISMISSED 7-SEPT- 2006	28 April 2005	The Inspector concluded that such a higher density development would be unsympathetic and markedly detract from the unique semi rural character, currently providing a pleasant transition between built up development and the open countryside, to the detriment of occupiers and users of the footpath; density suggested in PPG should not be pursued to the detriment of local context; the provision of gardens backing on to Seven Devils Lane would fail to retain sufficient openness; unsustainable development given distance from town and local topography the site occupiers would be largely reliant on the private car for shopping trips.
<u>Appeal B</u> Mr & Mrs J Keyes, Mr & Mrs M Hoare & Hastoe Housing Association	Land at Seven Devils Lane and Waldeck Court, Saffron Walden	UTT/0719/05/OP	Appeal against refusal to grant planning permission for the demolition of three dwellings and erection of 32 dwellings and associated parking and garaging and means of vehicular access	DISMISSED 7-SEPT- 2006	11 Aug 2005	
Mr S J & M I Hammond	Land to the rear of The Plough High Street Debden	UTT/1012/05/FUL	Appeal against refusal to grant planning permission for the erection of one dwelling	DISMISSED 30-AUG- 2006	21 Nov 2005	The Inspector concluded that the development so close to the pub premises would be likely to result in less than satisfactory living conditions for the occupiers of the dwelling and its garden, especially in the summer months. The reduction in the beer garden and car park would put its attractiveness and viability at risk
Mr P Hawkes / Hawkes & Co.	Collops Barn Stebbing	UTT/1910/05/FUL	Appeal against refusal to grant planning permission for change of use from agricultural grain store barn and implement repair	DISMISSED 1-SEPT- 2006	1 Feb 2006	The Inspector concluded that the proposal would introduce activity of a commercial nature that would adversely change the character of the area. Notwithstanding the lack of objections from Highways, the scale

			workshop to B8 usage			and nature of the use would be likely to generate significant traffic, affecting special verges and placing unacceptable pressure on the road network.
Mr Hart	The Courtyard Onslow Green Great Dunmow	UTT/1041/05/FUL	Appeal against refusal to grant planning permission for the installation of 6 no. rooflights in dwelling approved under reference UTT/1029/03/FUL (retrospective application)	ALLOWED 13-SEP-2006	19 Sept 2005	The Inspector concluded that the rooflights were of little significance to the apparent size of the house in the landscape.
Mr & Mrs C Easter	Griffin Farmhouse Green Street Great Canfield	UTT/1517/05/FUL	Appeal against refusal to grant planning permission for a replacement garage / barn / stables	DISMISSED 13-SEP-2006	30 Dec 2005	The Inspector concluded that the proposed <i>very large</i> building on a separate parcel of land would be incompatible and harm to the rural character of the countryside.
<u>Appeal A</u> Trustees of the T E Ruggles-Brise Whitehouse Trust	White House Farm Barn Finchingfield Road Little Sampford	ENF/216/05/B	The breach of planning control alleged in the notice is "change of use of the barn edged in blue on the attached plan from agricultural use to use for storage of office furniture and related goods, a B8 use of the Use Classes Order 1987"	ALLOWED 15-SEP-2006	Notice issued 3 Feb 2006	The Inspector concluded that in this case the impact on the rural character of the area of the storage of furniture in the building would be minimal.
<u>Appeal B</u> Trustees of the T E Ruggles-Brise Whitehouse Trust	White House Farm Barn Finchingfield Road Little Sampford	UTT/1350/05/FUL	Appeal against refusal to grant planning permission for change of use to B8 for occupation by SKA Services Limited	ALLOWED 15-SEP-2006	9 Jan 2006	