

DEVELOPMENT CONTROL COMMITTEE – 7 NOVEMBER 2007
APPEAL DECISIONS

APPEAL BY	LOCATION	APPLICATION NO	DESCRIPTION	APPEAL DECISION & DATE	DATE OF ORIGINAL DECISION	SUMMARY OF DECISION
D & B Scaffolding Ltd	Land adjacent to Radwinter House Radwinter	UTT/1382/06/OP	Appeal against refusal to grant planning permission for removal of former commercial buildings and the construction of 1 detached dwelling and garage	3-OCT-2007 DISMISSED	23 Oct 2006	The Inspector concluded that the proposed house was not in a sustainable location and that the removal of agricultural outbuildings did not justify a departure from the strict policies governing the provisions of new houses in the countryside
Primelight Advertising Ltd	Saracens Filling Station Mill End Thaxted	UTT/0762/07/AV	Appeal against refusal to grant planning permission for are display units	11-OCT-2007 DISMISSED	4 July 2007	The Inspector concluded that the advertisement would be detrimental to amenity
Tabacon Ltd	Site 4a Southgate London Stansted Airport Takeley	UTT/0815/07/AV	Appeal against refusal to grant planning permission for pole sign	11-OCT-2007 DISMISSED	4 July 2007	The Inspector concluded that the proposed MacDonald's sign would be detrimental to amenity
Mr and Mrs N Pankhurst	30 Barnston Green Barnston	UTT/0389/07/FUL	Appeal against refusal to grant planning permission for two-storey side extension and porch	3-OCT-2007 DISMISSED	1 May 2007	The Inspector concluded that the proposed extension would be of poor design and of harm to the overall appearance of the area

Miss Susan Hogger	2A Malting Mead Causeway End Felsted	UTT/0486/07/FUL	Appeal against refusal to grant planning permission for erection of garden shed	8-OCT-2007 DISMISSED	21 May 2007	The Inspector concluded that the scale of the shed (3.6m x 9.33m x2.7m high) would be harmful to the appearance of the area
Fourways Coaches	Lees Farm Salts Green Margaret Roding	UTT/0105/07/FUL	Appeal against refusal to grant planning permission for change of use from storage of building materials to passenger service vehicles	3-OCT-2007 DISMISSED	16 Mar 2007	The Inspector concluded that the development would be inappropriate in the Green Belt and the number of traffic movements at 12 per hour would be detrimental to road safety
Mr J Appleton	Land at Mill Race Barn Bran End Stebbing	UTT/1536/06/OP	Appeal against refusal to grant planning permission for one dwelling	15-OCT-2007 DISMISSED	1 Dec 2006	The Inspector concluded that the development would be unsustainable and harmful to the appearance of the countryside
Mr Steven Clark	31 Wicken Road Newport	UTT/1493/06/FUL	Appeal against refusal to grant planning permission for alterations and extensions to provide a 2-storey side extension to bedroom and attached side garage and utility room – residential	15-OCT-2007 DISMISSED	6 Nov 2006	The Inspector concluded that the extension would unbalance the proportions of the original house and not respect its scale and appearance
Mrs A E Case	15 Buryfields Felsted	UTT/0201/07/FUL	Appeal against refusal to grant planning permission for front single storey extension to the existing dwelling	15-OCT-2007 DISMISSED	2 April 2007	The Inspector concluded that the extension would harm the character of the existing dwelling and the surrounding area

Rowe Build & Development Ltd	3 Birdbush Avenue Saffron Walden	UTT/1925/06/FUL	Appeal against refusal to grant planning permission for roof extension of existing block of four self contained units to provide a further 2 No. 1 bed self contained units, removal of partially protruding garage space from both ground floor unit and internal alterations to turn these into 2 bed self contained units. Replacement of all existing windows with double glazed timber units. 6 car parking spaces to the front & side of the existing building all utilizing the existing vehicular accesses.	18-OCT-2007 ALLOWED	17 Jan 2007	The Inspector concluded that the development would improve the character of the area, would have adequate parking despite the constricted nature of the car park, and would not give rise to highway safety issues caused by cars reversing onto the highway. There would be no adverse affects from overlooking.
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(Costs Decision) Rowe Build & Development Ltd	3 Birdbush Avenue Saffron Walden	UTT/1925/06/FUL	As above	18-OCT-2007 ALLOWED		Partial Costs were awarded against the Council because of an administrative failure to dispatch the notification letters which gave rise for the need to reconvene the hearing at a later date
Mr and Mrs C Easter	Griffin Farm Great Canfield	UTT/0132/07/FUL	Appeal against refusal to grant planning permission for extension and alteration to existing dwelling	19-OCT-2007 DISMISSED	22 Mar 2007	The Inspector concluded that the extension would detract from the character of the host building and its surroundings
Dencora Construction Ltd	Former Dairy Pipelines Shire Hill Saffron Walden	UTT/0184/07/FUL	Appeal against some of the conditions of planning permission for change of use from B2 to B1, B2, B2 and B8 uses	19-OCT-2007 ALLOWED	27 Apr 2007	The Inspector concluded that some of the conditions could be varied or deleted but that this did not affect the overall character of the scheme or its effect on amenity
Dennis Bennett	Porridge Hall Cottage Bustard Green Lindsell	UTT/1876/06/FUL	Appeal against refusal to grant planning permission for single storey side extension, pitched roof conversion to garage/store and new cart-lodge	22-OCT-2007 ALLOWED	8 Jan 2007	The Inspector concluded that the cart lodge would be appropriate to a rural area and would not harm the setting of the listed building

Mr Roy Joslin	Land at Duck Street Wendens Ambo	UTT/1303/06/OP	Appeal against refusal to grant planning permission for outline application for the erection of 4 detached dwellings	23-OCT-2007 DISMISSED	22 Sep 2006	The Inspector concluded that the development would be unsympathetic with the form of development nearby and of too high a density in relation to the character of the area. The provisions of an unsigned unilateral undertaking for the dedication of land for open space was not a material consideration and the Council was at fault in including it as a reason for refusal
(Cost Decision) Roy Joslin	Land at Duck Street Wendens Ambo		As above	23-OCT-2007 ALLOWED	22 Sep 2006	A partial award of costs was given against the Council for pursuing the provisions of the unilateral undertaking as a reason for refusal. It is unusual, and most disappointing, to be awarded costs when an appeal has been dismissed. While possibly challengeable, the costs of mounting any challenge would exceed those to which the Council would be liable.