

Committee: Development Control Committee
Date: 11 June 2008
Agenda Item No: 7
Title: Planning Application UTT/1554/07/DFO – Land south of Springfields, Great Dunmow
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Summary

- 1 This application was received by the local planning authority on 30 August 2007. Following the LPA's failure to determine the application within the statutory timescales, the applicant has submitted an appeal to the Planning Inspectorate on the grounds of non-determination. An Inquiry is due to held later in the year.
- 2 The planning issues are set out in the attached report and Members are requested to consider whether they would have determined the application in accordance with the recommendation in the report had it come before them prior to the submission of the appeal.

Background

- 3 Outline planning permission for residential development on this site including agreement of means of access was granted at appeal in 2007. This application relates to the reserved matters and involves the erection of 11 affordable housing flats and 24 market houses with associated infrastructure.
- 4 The attached report details the application and identifies the planning issues relating to the scheme.

Members will be aware that when an appeal against non-determination is made the Planning Inspectorate determine the application but the local planning authority need to inform the Inspectorate how they would have determined the application without an appeal.

- 5 Members are asked to decide whether they would have refused the application for the reasons set out in the attached report.

RECOMMENDED: Members resolve that had the application come before them to determine, it would have been refused for the reasons set out in the report.

Background Papers: [[Click here to type in background paper details](#)]