

DEVELOPMENT CONTROL COMMITTEE – 10 JUNE 2009
APPEAL DECISIONS

APPEAL BY	LOCATION	APPLICATION NO	DESCRIPTION	APPEAL DECISION & DATE	DATE OF ORIGINAL DECISION	SUMMARY OF DECISION
De Vere Homes Ltd	Site Adjacent to The White House Dunmow Road Takeley	UTT/1140/08/FUL	Appeal against refusal to grant planning permission for the erection of 3 terraced, two semi detached and three detached houses and eight garages	14 May 2009 DISMISSED	29 Sep 2008	The Inspector concluded that there was no reason for development in the Countryside Protection Zone contrary to policy. The space forms a valuable gap in development between Takeley and Smiths Green. The height of the dwellings would be out of scale with surroundings.
Mr P Fortune	Field adjacent to the pond Bentfield Green Stansted Mountfitchet	UTT/0210/08/FUL	Appeal against refusal to grant planning permission for change of use of land from agriculture to playing fields and the erection of changing facilities, toilets and a club house	5 May 2009 DISMISSED	12 May 2008	The Inspector concluded that the introduction of a playing field, building, car park and access would be urbanising features eroding the countryside. The noise and disturbance of vehicles would harm amenity. The proposal would harm the setting of the Conservation Area. The social benefits did not outweigh the harm identified.

Mrs R Finney	Tall Trees Caravan Park Old Bury Lodge Lane Stansted	UTT/1464/08/FUL	Appeal against refusal to grant planning permission for new dwelling to replace the existing accommodation unit to the north-west of the site	1 May 2009 ALLOWED	27 Oct 2008	The Inspector concluded that the revised dwelling design filling the gap between the house and garage was not inappropriate development in the green belt.
Ms S Townsend	Easter Barn Wicken Bonhunt	UTT/0196/08/LB	Appeal against refusal to grant planning permission for removal of condition C.90B regarding restricting roof lights	30 Apr 2009 DISMISSED	12 May 2008	The Inspector concluded that the insertion of further rooflights would add to the general clutter of the roof. This would be visually intrusive and erode the historic character of the building.
Mr M Pancutt	The former Tuijas Cottage At Catherine Cottage Pledgdon Green Henham	UTT/0822/08/FUL	Appeal against refusal to grant planning permission for against retention of dwelling as a domestic outbuilding following approval for replacement	1 May 2009 ALLOWED	23 July 2008	The Inspector concluded that the residential use had ceased and as the building is low key and set amongst domestic structures its retention as ancillary domestic storage would not conflict with policy.
Mr & Mrs Sacre	Latchmore (formerly Latchmore Cottage) Hallingbury Road Little Hallingbury	UTT/1368/08/FUL	Appeal against refusal to grant planning permission for single storey side extension with basement	29 April 2009 DISMISSED	26 Sep 2008	The Inspector concluded that the extension would have a cumulative impact disproportionate to the original dwelling and therefore be inappropriate development in the greenbelt.

Mr G Savva	Coopers Farm Mountains Farm Road Philpot End Great Dunmow	UTT/1335/08/FUL	Appeal against refusal to grant planning permission for the change of use of part of a paddock to provide a tennis court and tennis court enclosure	29 April 2009 ALLOWED	25 Sep 2008	The Inspector concluded that the court and fence would have a limited impact on rural appearance provided appropriate planting is provided to the road frontage.
Mr S Anglin	The Dairy Friars Farm Tindon End Wimbish	UTT/0821/08/FUL	Appeal against refusal to grant planning permission for the erection of one four bed house and access road	15 May 2009 DISMISSED	25 Jun 2008	The Inspector concluded that a new dwelling in the countryside would be contrary to countryside policy. The fact that the building would be sustainable was not in itself adequate exception to established policy. The construction would not be entirely innovative and the design not ground breaking.
Mr & Mrs Meriday	Lees Farm Cottages Lees Farm Road Salts Green Good Easter	UTT/1789/08/FUL	Appeal against refusal to grant planning permission for the retention of a boundary fence	14 May 2009 DISMISSED	31 Dec 2008	The Inspector concluded that there appeared to be no need for the fence. It is incompatible with rural character and harms the openness of the greenbelt.
Mr & Mrs Baker	Barnsford Further Ford End Clavering	UTT/0243/08/FUL	Appeal against refusal to grant planning permission for erection of a four bay cart lodge	7 May 2009 DISMISSED	21 Jun 2008	The Inspector concluded that the building would be high and complete with the scale of the house. Its visual impact would harm the rural area.

Mr Adrian Gibbons	The Old Barn Minchins Farm Pharisee Green Great Dunmow	UTT/0780/08/FUL	Appeal against refusal to grant planning permission for to place stables for my horses/ponies on the land called 'Paddock' for the sole use of myself and my family	22 April 2009 ALLOWED	7 July 2008	The Inspector concluded that whilst there would be some proliferation of built environment into the countryside the proposed stable would be modest. A different design closer to the listed building could impact on the setting of the listed building.
Executors of Mrs D K Hales	Conway Chelmsford Road Causeway End Felsted	UTT/0877/08/FUL	Appeal against refusal to grant planning permission for four bedroom two-storey house	11 May 2009 DISMISSED	11 July 2008	The Inspector concluded that the proximity of the house to Richmond Lodge would harm its outlook and living conditions. The dwelling would not be designed to Lifetime Homes standards.
Mr & Mrs John Rutter	Watermill Farm Watermill Lane Hazel End Stansted	UTT/0857/08/FUL	Appeal against refusal to grant planning permission for change of use from paddock to domestic recreation paddock including the erection of a tennis court and associated fencing and landscaping	20 April 2009 DISMISSED	24 Jun 2008	The Inspector concluded that the tennis court would be located in an exposed position in the landscape harmful to the character and appearance of the countryside.