

**Agenda Item: 9****Title: APPEAL DECISIONS****Author: Michael Ovenden - Head of Development Control**

| APPEAL BY                 | LOCATION  | APPLICATION NO  | DESCRIPTION  | APPEAL DECISION & DATE   | DATE OF ORIGINAL DECISION | SUMMARY OF DECISION  |
|---------------------------|---|-----------------|--|--------------------------|---------------------------|--|
| GO Homes Ltd              | Willow Tree Cottage<br>Broadfield Road<br>Takeley | UTT/2288/07/OP  | Appeal against refusal to grant planning permission for<br>The demolition of existing buildings and erection of 10 x 3 bedroom houses and 4 x 2 bedroom apartments with ancillary garage/parking and new access road                 | 24 Jun 2009<br>DISMISSED | 20 Aug 2008               | The Inspector concluded that the proposal may have a damaging effect on the survival of the TPO trees. She believed that subject to improvements to the point of access that there were no highway objections to the proposal. The submitted S106 Obligation was flawed and would not deliver the required 'Islands Sites' payments to infrastructure etc. (HH)  |
| Mr Godfrey<br>Cory Wright | Bonningtons Farm<br>Station Road<br>Takeley       | UTT/1331/08/FUL | Appeal against refusal to grant planning permission for<br>The demolition of existing buildings and the erection of 3 cottages and 6 additional dwellings together with structures of garaging in the form of a traditional farmyard | 2 July 2009<br>DISMISSED | 18 Dec 2008               | The Inspector concluded that the development was inappropriate; the open part of the site makes an important contribution to the transition from Takeley to the open countryside which would be lost by the proposal. She was not persuaded that the 'barn like' dwellings would recreate a lost farmstead. As secondary issues she was not concerned about the effect on the listed building and was content about the inclusion of some affordable housing in the scheme. (CT) |

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| Mr E Butler | Hobbs Farm<br>Bacon End<br>Great Dunmow | UTT/1770/07/FUL | Appeal against refusal to grant planning permission for vehicular access and change of use of agricultural land to residential land | 4 Jun 2009<br>DISMISSED | 4 Aug 2008 | The Inspector concluded that the unlawful change of use of field to residential land and rerouting of the driveway detracted from the rural character of the area. He was not persuaded that the claimed benefits to highway safety or drainage were real. As satisfactory arrangements were previously in place the development was unnecessary and would not justify the loss of Grade 2 agricultural land. (JD) |
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