

**Committee:** Planning Committee  
**Date:** 2 May 2012  
**Agenda Item No:** 5  
**Title:** Planning Application UTT/2364/11/OP – Foxley House,  
Green Road, Rickling Green  
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### **Summary**

- 1 This application was received by the Local Planning Authority on 5 December 2011. 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. The appeal will be conducted via written representations and the Council's statement is due at the Planning Inspectorate by 14 May 2012.
- 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 The application site comprises part of the SHLAA site known as QUE5. The proposal is for the erection of 14 dwellings and the application is in outline form with access, layout and scale to be determined at this time.
- 4 The attached report details the application and identifies the planning issues relating to the scheme.
- 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]