

Title: Appeal Decisions

Item 7

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SITE ADDRESS	APPLICATION NO	DESCRIPTION	APPEAL DATE & DECISION	SUMMARY OF DECISION	DECISION BY OFFICER/OVERTURNED BY COMMITTEE
Oakwood Park Flitch Green	UTT/0365/09/OP	168 residential units (to bring the total within the settlement to 928), Multi-Use Games area (MUGA), Skate Park, parkland, landscaping and associated works.	Dismissed 07/08/2013	The Inspector concluded that although great weight should be given to boost housing delivery, she was not convinced that the housing scheme was deliverable due to the need to release of the Cordon Sanitaire around the Feasted Waste Water Treatment Works. She also stated that “most importantly, the development would not accord with the Government’s emphasis on securing sustainable development because of the inadequacies of Flitch Green to create and sustain and an appropriate mix of uses and to create a safe and accessible development”	Recommended approval overturned at committee
Oakwood Park Flitch Green	UTT/0190/09/FUL	Construction of two sports pitches, a cricket square, access bridge over Stebbing Brook, sports pavilion and associated landscaping and other works	Dismissed 07/08/2013	The Inspector considered that the proposed playing fields were not sufficiently related to the residential development. She added that adjacent land was not convenient to use and because of that residents would be deterred from walking or cycling to the facility and may use the car instead,	Recommended approval overturned at committee

Unit 3 Brice's Farm Butts Green Clavering	ENF/97/10/B	Storage outside in breach of condition C.9.1 of UTT/1741/05/FUL	Allowed 17/07/2013	The Inspector concluded that the Enforcement Notice lacked clarity with regards the nature of the alleged storage use, and as such quashed the notice.	N/A
Land At Wood End Widdington	UTT/12/5166/FUL	Erection of 2 no. detached dwellings with garages	Dismissed 29/07/2013	The Inspector considered that the development of this site and would cause harm to the character and appearance of the locality. He also stated that by way of its distance from Widdington, a village with minimal services, he stated that the proposal would represent unsustainable development due to the over-reliance upon the motor vehicles to gain basic local services.	N/A
Minchins Farm Pharisee Green Great Dunmow	UTT/0525/12/LB	Conservation roof lights to side and rear slopes of roof and internal alterations	Allowed 22/07/2013	The Inspector concluded that due to the overall mass of the roof and the modest size of the roof lights fitted, he considered that the proposal had limited impact on the host building. Therefore the installation of roof lights and the partitioning of the attic would not be harmful in this instance.	N/A
Land Adj Huntingfield House Stortford Road Great Dunmow	ENF/16/12/C	Appeal against unauthorised car wash, portacabin and hardstanding	Dismissed 23/07/2013	In dismissing the appeal stated that the open-sided nature of the barn enables all the activity on site, including customers' cars and all car wash paraphernalia, to be clearly visible. He added that this appears obtrusive and out of character with its surroundings. Whilst unable to comment specifically on the signage, the Inspector did conclude that such a business would require advertising, which would add to the visual intrusion of the proposal.	N/A

The Gables Goose Lane Little Hallingbury	UTT/0542/12/FUL	Erection of dwelling and cartlodge	Dismissed 29/07/2013	In dismissing the appeal the Inspector concluded that the proposal would cause unacceptable harm the character and appearance of the locality. However, due to the separation distances from the adjacent properties and the established planted boundaries, harmful overlooking to the proposed dwelling would be unlikely to result.	N/A
15 Mill Road Henham	UTT/13/0099/FUL	Construction of two semi- detached dwellings as an amendment to Dwelling P1 of approved planning permission UTT/12/5180/FUL which permits the Demolition of an existing dwelling and the Erection of 2no dwellings and associated access and parking	Allowed 09/08/2013	The Inspector concluded that the inclusion of semi-detached dwellings for the previously approved detached dwelling would not be out place in the locality. He did add that although that there would be an increase in residential paraphernalia this would not be out of character with the locality.	N/A