

**Title: Appeal Decisions Committee June 4<sup>th</sup> 2014**

**Item 6**

**Author: Nigel Brown –**

<b>SITE ADDRESS</b>	<b>APPLICATION NO</b>	<b>DESCRIPTION</b>	<b>APPEAL DATE &amp; DECISION</b>	<b>SUMMARY OF DECISION</b>	<b>DECISION BY OFFICER/OVERTURNED BY COMMITTEE</b>
28 Radwinter Road Saffron Walden Essex CB11 3JB	UTT/13/2869/HHF	Retrospective planning permission for replacement fence and removal of fence panels	Appeal Dismissed 14.05.2014	The Inspector concluded that the erected fencing causes significant harm to the character, appearance and setting of Peace Lodge (a Grade II Listed Building), the railings, gates and the cemetery chapel.	<b>Refuse – N/A</b>
Land Adj Fridays Little Bardfield Road Little Bardfield Braintree Essex	UTT/13/2598/FUL	Erection of 1 no. detached dwelling	Appeal Allowed 14.05.2014	In allowing the appeal, the Inspector concluded that the proposed dwelling of good quality design and constituted appropriate infilling. He did conclude that although the property sits within a village with no development boundary, he did not consider this as an isolated dwelling. Whilst accepting that the occupiers would rely heavily on private transport, he did not feel that this would have a great impact in a countryside location such as this.	<b>Refuse – N/A</b>
Claremont Nursery Sheering Road Hatfield Heath Bishops Stortford Hertfordshire CM22 7LJ	UTT/13/2468/FUL	Demolition of existing buildings and erection of new 2 storey 5 bedroom dwelling and double garage	Appeal Dismissed 14.05.2014	The Inspector did indicate that there was no certainty that the existing Local Plan Policies would not result in further shortfalls until the adoption of the emerging local plan and its housing strategy. He gave weight to this uncertainty.  However, he concluded that “the considerations that support the proposal are insufficient to clearly outweigh the	<b>Refuse – N/A</b>

				substantial weight that I afford to the harm to the Green Belt from inappropriateness and the reduction in openness”	
Land Off Sheering Road Sheering Road Hatfield Heath Bishops Stortford Hertfordshire	UTT/13/2467/FUL	Proposed new dwelling	Appeal Dismissed 14.05.2014	<p>The Inspector did indicate that there was no certainty that the existing Local Plan Policies would not result in further shortfalls until the adoption of the emerging local plan and its housing strategy. He gave weight to this uncertainty.</p> <p>However, he concluded that “the considerations that support the proposal are insufficient to clearly outweigh the substantial weight that I afford to the harm to the Green Belt from inappropriateness and the reduction in openness</p>	<b>Refuse – N/A</b>