

Title: Appeal Decisions Committee 25<sup>th</sup> June 2014

Item 7

Author: Nigel Brown –

SITE ADDRESS	APPLICATION NO	DESCRIPTION	APPEAL DATE & DECISION	SUMMARY OF DECISION	DECISION BY OFFICER/OVERTURNED BY COMMITTEE
Land Off Wedow Road Thaxted Dunmow	UTT/13/1170/OP	Outline application for residential development for up to 47 dwellings with access off Wedow Road	22.05.2014 Appeal Allowed	During the progressing of the appeal, matters related to ecology (the sole refusal reason) were resolved and the matter was suitably addressed by biodiversity offsetting.	<b>Refuse – N/A</b>
Colville Hall Chelmsford Road White Roding Dunmow	UTT/13/1365/FUL	Variation of condition 10 of planning permission UTT/0678/12/FUL (the premises shall not be open to the public other than between the hours 7.30 hours to 23.30 hours for no more than 80 days in one year) in order to allow opening hours between 7.30 hours and 00.30 hours except for overnight residents, and to	02.06.2014 Appeal Dismissed	<p>The Inspector considered that “given the context of the site, I consider that the effect of the increase in the level of activity would be materially significant.” She also questioned the submitted acoustic report, and whether it demonstrated conclusively that a use of the site by a wedding guests and visitors to 00.30 would not result in an adverse impact on neighbouring residents.</p> <p>She also commented on the viability issue concluding that “It is not clear to me from the details available, including the comments of the Council’s finance officer, that the scale of activity proposed would be necessary in order to make the development viable. Furthermore, although reference has been made to the longer opening hours of other venues within the locality, the existence of other</p>	<b>Variation of Condition recommended for approval, but rejected by Committee</b>

		allow events/functions to take place on no more than 180 days in one year		development elsewhere is not a sufficient reason to allow a proposal that would cause harm”	
Chestnut Cottage Motts Green Motts Green Road Little Hallingbury	UTT/13/1354/HHF	Demolition of garage. Erection of part single storey, part two storey side extension.	09.06.14 Appeal Dismissed	The appeal related to a substantial extension to a listed residential property within the Metropolitan Green Belt. The Inspector concluded that the proposal constituted inappropriate development in the Green Belt. He added that although there were limited views of the proposed extension it would result in the further loss of openness to the side and rear of the property. No argument was put forward to outweigh the harm caused to the Green Belt.  He also concluded that the proposed works failed to preserve the special architectural and historic interest of the building.	<b>Refuse – N/A</b>
Chestnut Cottage Motts Green Motts Green Road Little Hallingbury	UTT/13/1355/LB	Demolition of garage. Erection of part single storey, part two storey side extension and internal alterations.	09.06.14 Appeal Dismissed	The Inspector concluded that the proposed works failed to preserve the special architectural and historic interest of the building.	<b>Refuse – N/A</b>