

**Committee:** Council

**Date:**

**Title:** Update on Appeal Decisions and Associated Costs since 1 May 2019

8 October 2020

**Report Author:** Gordon Glenday Assistant Director Planning (01799 510601)

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## Summary

1. Following a request from Councillor Barker, this report provides an update on the Planning Committee's decisions since 1<sup>st</sup> May 2019. This report is to update the position and, in particular, highlighting any appeal decisions and any associated costs relating to these appeals incurred by the Council.

## Recommendation

2. That Council note the report.

## Financial Implications

3. **External:** UTT/19/0437/OP - Waiting for an invoice from a Planning Consultant. **Costs awarded against UDC:** UTT/18/3369/FUL - £4,000; UTT/18/2959/DFO - partial cost still waiting for the agreed amount. **Officer time:** Approx.. £32,550

## Background Paper

3. Details of the appeal process can be viewed - Full Council report 16 December 2019 - <https://uttlesford.moderngov.co.uk/documents/s15692/Update%20on%20Appeal%20Decisions%20and%20Associated%20Costs%20since%201%20May%202019.pdf>

## Impact

- 4.

Communication/Consultation	N/A
Community Safety	N/A
Equalities	N/A
Health and Safety	N/A
Human Rights/Legal Implications	The legal framework for planning appeals is set out in the planning acts and related regulations

Sustainability	This is a key factor in determining the weight to be attached to material considerations in an appeal
Ward-specific impacts	All
Workforce/Workplace	Explained in the report

## Situation

5. Since 1 May 2019, the Planning Committee has considered 98 applications (see Appendix 1). Out of these 98 decisions, 2 are deferred, 16 were refused by the Planning Committee against the officer's recommendation. So far, the council has received 18 appeals from the Planning Inspectorate.

Of the 18 appeals there have been 15 decisions:

- 5 Allowed following overturn at Committee
- 3 Dismiss following overturn at Committee
- 1 Allowed following non-determination by Committee
- 1 Allowed following Non-Determination
- 1 Dismissed following Non-Determination
- 4 Dismissed following Committee agreeing with Officer Recommendation.

Appendix 1

Application Number	ADDRESS	Officer Recommendation	Actual Decision	Appeal Lodged/Decision	Cost
▪ UTT/17/2100/FUL	▪ Bullocks Farm Bullocks Lane Takeley	▪ Approval	▪ Approved	▪ N/A	
▪ UTT/18/3293/FUL	▪ Branksome Whiteditch Lane Newport	▪ Approval	▪ Refused	▪ No	▪
▪ UTT/19/0673/HHF	▪ 20 Mill Close Elsenham Bishops Stortford	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/19/0004/FUL	▪ Park View And Pleasant View Brick Kiln Lane Rickling Green	▪ Approval	▪ Refused	▪ ALLOW	▪ Officer time - £2325.00
▪ UTT/19/0484/OP	▪ Friarton Chatter End Road Farnham	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/18/3518/FUL	▪ Holroyd Components Ltd Shire Hill Industrial Estate Shire Hill Saffron Walden	▪ Approval	▪ Approved	▪ N/A	▪

▪ UTT/19/0043/FUL	▪ Adj 25 Lompits Way Saffron Walden	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/18/2523/FUL	▪ Westons Yard Chelmsford Road White Roding	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/19/0362/FUL	▪ Barn At Hill House Cambridge Road Quendon	▪ Refused	▪ Refused	▪ DISMIS	▪ Officer time - £2325.00 ▪ Partial Costs against UDC - £1,980
▪ UTT/19/0671/FUL	▪ Former Molecular Products Site Mill End Thaxted	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/19/0311/LB	▪ Barn At Hill House Cambridge Road Quendon	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/19/0966/FUL	▪ Land South Of The Farmhouse Old Mead Road Henham	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/19/0946/FUL	▪ Land East Of Dunmow Road Aythorpe Roding	▪ Refused	▪ Refused	▪ DISMIS	▪ Officer time - £2325.00

▪ UTT/19/0551/FUL	▪ Hammer Hill Farm Stanbrook Road Thaxted	▪ Approve	▪ Approved	▪ N/A	▪
▪ UTT/18/3369/FUL	▪ Land South Oxleys Close Stortford Road Clavering	▪ Approval	▪ Refused	▪ DISMIS	▪ Officer time - £2325.00 ▪ Costs against UDC - £4,000
▪ UTT/19/0293/FUL	▪ Land To The North Of Chickney Road Henham	▪ Approval	▪ Refused	▪ DISMIS	▪ Officer time - £2325.00
▪ UTT/19/0427/FUL	▪ Haydens House Onslow Green Barnston	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/19/0391/FUL	▪ Land At Bury Water Lane Bury Water Lane Newport	▪ Approval	▪ Refused	▪ No	▪
▪ UTT/19/0829/FUL	▪ The Old Cement Works, Land Behind Thaxted Road Saffron Walden	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/16/3565/OP	▪ Land To The West Of Bonningtons Farm Station Road	▪ Approve	▪ Refused	▪ No	▪

	Hatfield Broad Oak				
▪ UTT/19/0514/HHF	▪ Wears Folly 9 Carmen Street Great Chesterford Saffron Walden	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/19/0957/FUL	▪ Unit A Ashdon Road Commercial Centre Ashdon Road Saffron Walden	▪ Approve	▪ Approved	▪ N/A	▪
▪ UTT/18/3529/OP	▪ Land To The South Of Braintree Road Felsted	▪ Approval	▪ Non Determina tion	▪ ALLOW	▪ Officer time - £2325.00
▪ UTT/19/1389/FUL	▪ 22 Thaxted Road Saffron Walden	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/19/1115/FUL	▪ Brazille 14 St Johns Crescent Stansted	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/18/1827/FUL	▪ Bricketts London Road Newport	▪ Approval	▪ Refused	▪ DISMIS	▪ Officer time - £2325.00

<ul style="list-style-type: none"> <li>▪ UTT/18/2959/DFO</li> </ul>	<ul style="list-style-type: none"> <li>▪ Land East Of Little Walden Road Saffron Walden</li> </ul>	<ul style="list-style-type: none"> <li>▪ Approval</li> </ul>	<ul style="list-style-type: none"> <li>▪ Refused</li> </ul>	<ul style="list-style-type: none"> <li>▪ ALLOW</li> </ul>	<ul style="list-style-type: none"> <li>▪ Officer time - £2325.00</li> <li>▪ Partial costs awarded against UDC - awaiting final agreed amount.</li> </ul>
<ul style="list-style-type: none"> <li>▪ UTT/18/2297/OP</li> </ul>	<ul style="list-style-type: none"> <li>▪ Land To The North Of De Vigier Avenue Saffron Walden</li> </ul>	<ul style="list-style-type: none"> <li>▪ Refused</li> </ul>	<ul style="list-style-type: none"> <li>▪ Refused</li> </ul>	<ul style="list-style-type: none"> <li>▪ DISMIS</li> </ul>	<ul style="list-style-type: none"> <li>▪ Officer time - £2325.00</li> </ul>
<ul style="list-style-type: none"> <li>▪ UTT/19/0899/FUL</li> </ul>	<ul style="list-style-type: none"> <li>▪ Parsonage Farm Church End Church Street Henham</li> </ul>	<ul style="list-style-type: none"> <li>▪ Approval</li> </ul>	<ul style="list-style-type: none"> <li>▪ Approved</li> </ul>	<ul style="list-style-type: none"> <li>▪ N/A</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>
<ul style="list-style-type: none"> <li>▪ UTT/19/0900/LB</li> </ul>	<ul style="list-style-type: none"> <li>▪ Parsonage Farm Church End Church Street Henham</li> </ul>	<ul style="list-style-type: none"> <li>▪ Approval</li> </ul>	<ul style="list-style-type: none"> <li>▪ Approved</li> </ul>	<ul style="list-style-type: none"> <li>▪ N/A</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>
<ul style="list-style-type: none"> <li>▪ UTT/19/1054/OP</li> </ul>	<ul style="list-style-type: none"> <li>▪ Land North Of Henham Road Debden</li> </ul>	<ul style="list-style-type: none"> <li>▪ Refused</li> </ul>	<ul style="list-style-type: none"> <li>▪ Refused</li> </ul>	<ul style="list-style-type: none"> <li>▪ DISMIS</li> </ul>	<ul style="list-style-type: none"> <li>▪ Officer time - £2325.00</li> </ul>
<ul style="list-style-type: none"> <li>▪ UTT/18/2820/FUL</li> </ul>	<ul style="list-style-type: none"> <li>▪ Land At Thaxted Road Saffron Walden</li> </ul>	<ul style="list-style-type: none"> <li>▪ Approval</li> </ul>	<ul style="list-style-type: none"> <li>▪ Approved</li> </ul>	<ul style="list-style-type: none"> <li>▪ N/A</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>



▪ UTT/19/1253/FUL	▪ Millway Stationery Ltd Chapel Hill Stansted	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/19/1869/HHF	▪ 33 Station Road Wendens Ambo	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/19/1870/HHF	▪ 35 Station Road Wendens Ambo	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/19/2398/TCA	▪ 2 Barley Hall Cottages Parsonage Downs Dunmow	▪ No Objection	▪ No Objection	▪ N/A	▪
▪ UTT/19/1583/FUL	▪ Land To The South Of School Lane Takeley	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/19/1995/FUL	▪ Fry Art Gallery 19A Castle Street Saffron Walden	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/19/0761/FUL	▪ Railway Arms Station Road Saffron Walden	▪ Approval	▪ Refused	▪ No	▪
▪ UTT/19/1725/FUL	▪ Land At Acre Croft High Street Great Chesterford	▪ Refused	▪ Refused	▪ INPROG	▪

▪ UTT/19/1411/FUL	▪ Endeavour Littlebury Green Road Littlebury	▪ Refused	▪ Refused	▪ No	▪
▪ UTT/18/1027/FUL	▪ Land To The East Of Whiteditch Lane Newport	▪ Refused	▪ Refused	▪ No	▪
▪ UTT/19/1524/FUL	▪ Great Chalks High Street Hatfield Broad Oak	▪ Approval	▪ Refused	▪ ALLOW	▪ Officer time - £2325.00
▪ UTT/19/1932/FUL	▪ Whitehall Hotel Church End Broxted	▪ Approve	▪ Approved	▪ N/A	▪
▪ UTT/19/1463/FUL	▪ Land At Robels Cutlers Green Cutlers Green Lane Thaxted	▪ Refused	▪ Refused	▪ No	▪
▪ UTT/18/3399/FUL	▪ Former Walden Dairy 135 Thaxted Road Saffron Walden	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/19/1527/FUL	▪ Great Chalks High Street Hatfield Broad Oak	▪ Approval	▪ Refused	▪ No	▪

▪ UTT/19/1301/FUL	▪ Land East Of Foxley House Cambridge Road Quendon	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/19/0437/OP	▪ Land South Of Rush Lane Elsenham	▪ Approve	▪ Refused	▪ ALLOW	▪ Waiting final invoice
▪ UTT/19/2340/HHF	▪ 21 Blythwood Gardens Stansted	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/19/1823/FUL	▪ Saffron Walden County High School Audley End Road Saffron Walden	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/19/2342/FUL	▪ Land Adj 5 Pound Gate Stebbing	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/19/2545/FUL	▪ Crossways Station Road Elsenham	▪ Approval	▪ Refused	▪ ALLOW	▪ Officer time - £2325.00
▪ UTT/19/2022/FUL	▪ Midden Top Road Wimbish	▪ Approval	▪ Approved	▪ N/A	▪

▪ UTT/19/2442/FUL	▪ Electricity Sub Station 3 Chesterford Park Little Chesterford	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/19/2613/NMA	▪ Little Garnetts Bishops Green High Easter Road Barnston	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/19/2606/LB	▪ Little Garnetts Bishops Green High Easter Road Barnston	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/19/1864/FUL	▪ Terriers Farm Boyton End Thaxted	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/19/1166/OP	▪ Land To The South Of Stortford Road Little Canfield	▪ Approve	▪ Refused	▪ No	▪
▪ UTT/19/2557/FUL	▪ The New Farm House Keeres Green Aythorpe Roding	▪ Refused	▪ Refused	▪ No	▪
▪ UTT/19/1064/DFO	▪ Land At Holmwood Whiteditch Lane	▪ Approval	▪ Approved	▪ N/A	▪

	Newport				
▪ UTT/19/2159/FUL	▪ Gladwyns Farm Sheering Road Hatfield Heath	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/19/2355/DFO	▪ Land East Of Thaxted Road Saffron Walden	▪ Approval	▪ Refused	▪ VALID	▪
▪ UTT/19/2793/LB	▪ 24 Church Street Saffron Walden	▪ Approve	▪ Approved	▪ N/A	▪
▪ UTT/19/0573/OP	▪ Land To The South West Of London Road Little Chesterford	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/19/2993/OP	▪ Cott Moor Old Mead Road Henham	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/19/2118/OP	▪ Land East And North Of Clifford Smith Drive Felsted	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/19/2809/FUL	▪ The Willows Monk Street Thaxted	▪ Approval	▪ Approved	▪ N/A	▪

▪ UTT/18/3524/FUL	▪ Frogs Hall Bambers Green Road Takeley	▪ Non Determination	▪ Non Determina tion	▪ DISMISSED	▪ Officer time - £2325.00
▪ UTT/18/3525/LB	▪ Frogs Hall Bambers Green Road Takeley	▪ Non Determination	▪ Non Determina tion	▪ ALLOWED	▪ Officer time - £2325.00
▪ UTT/19/1802/OP	▪ Land Off The Broadway Dunmow	▪ Refused	▪ Refused	▪	▪
▪ UTT/20/0136/NMA	▪ Building 60 Chesterford Park Little Chesterford Great Chesterford	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/19/2777/FUL	▪ The Stables May Walk Elsenham Road Stansted	▪ Refused	▪ Refused	▪ In Progress	▪
▪ UTT/19/2288/FUL	▪ Land North Of Bartholomew Close Bartholomew Close Great Chesterford	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/19/2875/FUL	▪ Holroyd Components Ltd Shire Hill Industrial	▪ Approval	▪ Approved	▪ N/A	▪

	Estate Shire Hill Saffron Walden				
▪ UTT/18/2508/OP	▪ Land West Of Bury Farm Station Road Felsted	▪ Approval	▪ Approved subject to s106	▪	▪
▪ UTT/20/0552/TPO	▪ 6 Farmadine Saffron Walden	▪ Grant	▪ Granted	▪ N/A	▪
▪ UTT/19/1219/FUL	▪ Land East Of Braintree Road (B1256) Dunmow	▪ Refused	▪ Approved subject to s106	▪	▪
▪ UTT/20/0707/HHF	▪ 6 Farmadine Saffron Walden	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/20/0670/FUL	▪ Saffron Walden Castle Museum Street Saffron Walden	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/19/3068/DFO	▪ Land East Of Little Walden Road Saffron Walden	▪ Approval	▪ Approved	▪ N/A	▪

▪ UTT/20/0672/LB	▪ Saffron Walden Castle Museum Street Saffron Walden	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/20/1081/NMA	▪ Land At Thaxted Road Saffron Walden	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/20/0187/HHF	▪ 1 Granta Mead Close Newport	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/19/3113/OP	▪ Land North Of Henham Road Debden	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/20/0522/HHF	▪ Midden Top Road Wimbish	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/19/1508/FUL	▪ Land East Of St Edmunds Lane Dunmow	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/20/0029/FUL	▪ Land At Pond Mead Cottage High Street Widdington	▪ Approval	▪ Approved	▪ N/A	▪



▪ UTT/19/2900/DFO	▪ London Road Newport	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/20/1386/FUL	▪ Dunmow Road Takeley	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/19/2692/OP	▪ Land at Old Mead Road Henham	▪ Approval	▪ Deferred	▪	▪
▪ UTT/20/0757/DFO	▪ Land West of Maranello Watch House Green Felsted	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/20/1108/DFO	▪ Holly Hedge Woodmans Lane Duddenhoe End Elmdon	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/19/2852/FUL	▪ Land West of Stortford Road Clavering	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/20/1143/FUL	▪ Saffron Walden County High School Audely End Road Saffron Walden	▪ Approval	▪ Approved	▪ N/A	▪
▪ UTT/20/1306/FUL	▪ Police House The Lodge 56 London Road Saffron Walden	▪ Approval	▪ Approved	▪ N/A	▪

▪ UTT/18/2574/OP	▪ Land South of Stortford Road Great Dunmow	▪ Approval	▪ Approved subject to s106	▪	▪
▪ UTT/20/1032/HHF	▪ 5 Station Road Great Dunmow	▪ Approval	▪ Approve	▪ N/A	▪
▪ UTT/19/3124/FUL	▪ Brook End Farm Stables Easton Lodge Park Road Little Easton	▪ Approval	▪ Refused	▪	▪
▪ UTT/19/3125/LB	▪ Brook End Farm Stables Easton Lodge Park Road Little Easton	▪ Approval	▪ Refused	▪	▪
▪ UTT/20/1685/TCA	▪ Brooklyns Cottages Copthall Lane Thaxted	▪ No Objection	▪ No Objection	▪ N/A	▪
▪ UTT/20/1529/TPO	▪ Tindelles Carmen Street Great Chesterford	▪ Grant	▪ Granted	▪ N/A	▪
▪ UTT/19/2354/OP	▪ Land to the West of Buttley's Lane, Great Dunmow	▪ Approval	▪ Refused	▪	▪
	▪ The Chase	▪ Approval			
	▪ Jacks Lane				
▪ UTT/20/0765/OP	▪ Takeley		▪ Approved	▪ N/A	▪

<ul style="list-style-type: none"> <li>▪ UTT/19/0904/OP</li> </ul>	<ul style="list-style-type: none"> <li>▪ Land West Of The White House</li> <li>▪ Dunmow Road</li> <li>▪ Takeley</li> </ul>	<ul style="list-style-type: none"> <li>▪ Approval</li> </ul>	<ul style="list-style-type: none"> <li>▪ Approved</li> </ul>	<ul style="list-style-type: none"> <li>▪ N/A</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>
<ul style="list-style-type: none"> <li>▪ UTT/20/1082/FUL</li> </ul>	<ul style="list-style-type: none"> <li>▪ Former Parking Court Adjacent To 3</li> <li>▪ Gold Close</li> <li>▪ Elsenham</li> <li>▪ Victoria Cottage</li> <li>▪ Deynes Road</li> </ul>	<ul style="list-style-type: none"> <li>▪ Approval</li> </ul>	<ul style="list-style-type: none"> <li>▪ Approved</li> </ul>	<ul style="list-style-type: none"> <li>▪ N/A</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>
<ul style="list-style-type: none"> <li>▪ UTT/20/1270/HHF</li> </ul>	<ul style="list-style-type: none"> <li>▪ Debden</li> </ul>		<ul style="list-style-type: none"> <li>▪ Deferred</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>