



**REPORT of  
DIRECTOR OF PLANNING AND REGULATORY SERVICES**

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**to  
NORTH WESTERN AREA PLANNING COMMITTEE  
15 MAY 2017**

**OTHER AREA PLANNING AND RELATED MATTERS**

**ITEM 1      APPEALS LODGED**

**ITEM 2      APPEAL DECISIONS**

## **ITEM 1      APPEALS LODGED**

Notification has been received from the Planning Inspectorate of the following appeals lodged:

Appeal Start Date: 04/04/2017

**Application Number: FUL/MAL/16/01231 (APP/X1545/W/17/3169458)**

Site: J A P Contracts The Old Dairy Broad Street Green Road Great Totham

Proposal: Extension to office building to form an attached live/work unit

Appeal by: Mr A Lawson

Appeal against: Refusal

Appeal procedure requested: Written Representations

Appeal Start Date: 13/04/2017

**Application Number: FUL/MAL/16/00681 (APP/X1545/W/17/3171748)**

Site: Little Orchard, Kitchener Road, North Fambridge, Essex, CM3 6NJ

Proposal: Demolition of existing bungalow & erection of replacement dwelling with associated parking.

Appeal by: Mr T Mitchell & Ms N Dunkley

Appeal against: Refusal

Appeal procedure requested: Written Representations

## **ITEM 2      APPEAL DECISIONS**

Notification has been received from the Planning Inspectorate of the following appeal decisions.

**FUL/MAL/15/01200 (Appeal Ref: APP/X1545/W/16/3154913)**

Proposal: Replace existing B1 industrial building with proposed children's day nursery and one dwelling

Address: J A P Contracts - The Old Dairy - Broad Street Green Road - Great Totham  
APPEAL DISMISSED – 11 April 2017

THE APPLICATION MADE BY THE APPELLANT FOR THE PARTIAL AWARD OF COSTS AGAINST THE COUNCIL - REFUSED

THE APPLICATION MADE BY THE COUNCIL FOR THE PARTIAL AWARD OF COSTS AGAINST THE APPELLANT - REFUSED

DECISION LEVEL: Delegated

**FUL/MAL/15/01200 (Appeal Ref: APP/X1545/W/16/3162966)**

Proposal: One dwelling

Address: Land North Of Poplar Grove Chase - Great Totham  
APPEAL DISMISSED – 11 April 2017

THE APPLICATION MADE BY THE APPELLANT FOR THE PARTIAL AWARD OF COSTS AGAINST THE COUNCIL - REFUSED

THE APPLICATION MADE BY THE COUNCIL FOR THE PARTIAL AWARD OF COSTS AGAINST THE APPELLANT - REFUSED

DECISION LEVEL: Delegated

**FUL/MAL/16/00460 (APP/X1545/W/16/3163932)**

Proposal: Erection of nine dwellings, creation of new accesses to Goat Lodge Road and Staplers Heath, estate roads, garages and car spaces, foul and surface water drainage and landscaping.

Address: Land At Goat Lodge Road Great Totham

Decision Level: Delegated

APPEAL DISMISSED – 28 April 2017

**FUL/MAL/15/00779 (Appeal Ref: APP/X1545/W/16/3150701)**

Proposal: Installation and operation of a solar farm and associated infrastructure, including photovoltaic panels, mounting frames, inverters, transformers, substations, communications building, access tracks, fencing, pole-mounted CCTV cameras.

Address: Field To West Of Blood Lagoon, Hackmans Lane, Purleigh, Essex

Decision Level: Committee overturned Officer recommendation to approve

APPEAL ALLOWED – 25 April 2017

**Enforcement Appeal Decisions:**

**ENF/13/00260/BC (Appeal Reference Number: APP/X1545/C/16/3153960)**

Address: Land At Oakfield Farm - Hyde Chase - Purleigh

Appeal against: Without planning permission the use of barn for residential occupation

**THE APPEAL IS DISMISSED AND THE ENFORCEMENT NOTICE IS UPHELD WITH CORRECTIONS**

**ENF/16/00019/CU (Appeal Reference Number: APP/X1545/C/16/3156806)**

Address: Land opposite Old Post Office, Maldon Road, Langford, Essex

Appeal against: Without planning permission:

A) The unauthorised material change of use of the land for the storage of building materials and tools.

B) The unauthorised operational development to form a hard surface by laying disused building materials.

**THE APPEAL IS DISMISSED AND THE ENFORCEMENT NOTICE IS UPHELD SUBJECT TO THE FOLLOWING CORRECTION –**

It is directed that the enforcement notice be corrected by the deletion of the first sentence of paragraph 4 and the substitution therefor of the following sentence: “It appears to the Council that the above breaches of planning control have occurred within the last ten years and the last four years respectively.”

**ENF/16/00189/01 (Appeal Reference Number: APP/X1545/C/16/3161468)**

Address: Land At Rudley Oaks - Chelmsford Road - Purleigh

Appeal against: Without planning permission

a) the unauthorised change of use of the land to use as residential curtilage

b)The unauthorised erection of two detached outbuildings on the land

c)The unauthorised creation of a swimming pool on the land

d)The unauthorised erection of walls, gates, fences and other means of enclosure on the land

**THE APPEAL IS ALLOWED ON GROUND (A), THE ENFORCEMENT NOTICE IS QUASHED AFTER CORRECTION AND VARIATION AND PLANNING PERMISSION IS GRANTED IN THE TERMS SET OUT BELOW IN THE FORMAL DECISION.**

**25 April 2017**