

Appeals Report

Appeal Decisions received between 21/08/2025 and 22/10/2025

PLANNING APPEALS

Total Appeal Decisions Received	13	
Dismissed	7	54%
Allowed	6	46%
Split	0	0%

Written Reps

Land West Of Crowsheath Farm Hawkswood Road Downham Billericay Essex

Reference	22/00231/CLEUD
Proposal	Certificate of lawfulness of existing use or development for use of land for fishery and ancillary camping.
Appeal Decision	Appeal Dismissed - 25/09/2025
Key Themes	- Certificate sought for existing mixed use of the land used in association with fishing lakes for fishing, camping and caravan stationing business - The claim was that all the land within the red line was used for the described mixed use
Agreed with CCC on	- The Inspector agreed that there is sufficient evidence to demonstrate that the land outlined in red has been used continuously for 10 years and longer for fishing and associated camping - Evidence regarding the claimed mixed use remains unclear and ambiguous- The Council decision was supported
Disagreed with CCC on	- none
Costs Decision	None

Highwater Farm The Common East Hanningfield Chelmsford Essex CM3 8AH

Reference	24/01653/FUL
Proposal	Retrospective application for resurfacing an existing farm track and the installation of safety lighting
Appeal Decision	Appeal Allowed - 17/09/2025
Key Themes	Character and appearance of area
Agreed with CCC on	
Disagreed with CCC on	Track and lighting columns are not harmful to character of rural area
Costs Decision	None

Land At Belsmard Nathans Lane Writtle Chelmsford Essex

Reference	24/01582/FUL
Proposal	Conversion of residential and equestrian building to one dwelling.
Appeal Decision	Appeal Dismissed - 16/10/2025

Key Themes	Appropriateness of development within Green Belt, Effect on openness of Green Belt, Effect on availability of community facilities, Effect on local existing sustainable transport and are there any very special circumstances to justify the proposal.
Agreed with CCC on	Appropriateness of development within Green Belt, Effect on openness of Green Belt and are there any very special circumstances to justify the proposal.
Disagreed with CCC on	Effect on availability of community facilities and Effect on local existing sustainable transport
Costs Decision	None

Footpath Outside 15A Exchange Way Chelmsford CM1 1XB

Reference	25/00190/FUL
Proposal	Proposed installation of Street Hub Unit and associated illuminated advertisement panels on either side of the unit
Appeal Decision	Appeal Dismissed - 09/10/2025
Key Themes	Impact on streetscape and conservation area, impact on function of pedestrian space (safety)
Agreed with CCC on	Impact on streetscape and conservation area, impact on function of pedestrian space (safety)
Disagreed with CCC on	
Costs Decision	None

Footpath Outside 15A Exchange Way Chelmsford CM1 1XB

Reference	25/00191/ADV
Proposal	Proposed Illuminated digital 75" display screen, one on each side of the 'Street Hub' unit.
Appeal Decision	Appeal Dismissed - 09/10/2025
Key Themes	Impact on streetscape and conservation area, impact on function of pedestrian space (safety)
Agreed with CCC on	Impact on streetscape and conservation area, impact on function of pedestrian space (safety)
Disagreed with CCC on	
Costs Decision	None

Footpath Outside Dukesmead House 39 High Street Chelmsford CM1 1BE

Reference	25/00193/ADV
Proposal	Proposed Illuminated 75" LCD display screen, one on each side of the Street Hub unit.
Appeal Decision	Appeal Allowed - 08/10/2025
Key Themes	impact on streetscape (including cumulative clutter), conservation area and nearby listed buildings, impact on pedestrian flow (safety), impact on ability to hold street events, conflict with Public Spaces Protection Order
Agreed with CCC on	
Disagreed with CCC on	impact on streetscape (including cumulative clutter), conservation area and nearby listed buildings, impact on pedestrian flow (safety), impact on ability to hold street events, conflict with Public Spaces Protection Order
Costs Decision	None

Footpath Outside Dukesmead House 39 High Street Chelmsford CM1 1BE

Reference	25/00192/FUL
Proposal	Proposed Installation of 1No. BT Street Hub Unit and associated advertisement panels on either side of the unit
Appeal Decision	Appeal Allowed - 08/10/2025
Key Themes	impact on streetscape (including cumulative clutter), conservation area and nearby listed buildings, impact on pedestrian flow (safety), impact on ability to hold street events, conflict with Public Spaces Protection Order
Agreed with CCC on	
Disagreed with CCC on	impact on streetscape (including cumulative clutter), conservation area and nearby listed buildings, impact on pedestrian flow (safety), impact on ability to hold street events, conflict with Public Spaces Protection Order
Costs Decision	None

Land North Of Hilltops Southend Road Sandon Chelmsford Essex

Reference	25/00240/OUT
Proposal	Outline application for development of 2 Custom/Self Build dwellings. Access, layout and scale being sought. All other matters (Appearance and landscaping) reserved.
Appeal Decision	Appeal Allowed - 24/09/2025
Key Themes	- proposal for 2 self build dwelling in the Green Belt outside a Defined Settlement boundary- not infill plot as to large - some protected species on site- preserved trees within the site
Agreed with CCC on	The planning application had three reasons for refusal. Reasons for refusal 1 and 2 related to the development being inappropriate development in the green belt and its effect on openness. Notwithstanding the above, the Council have now stated that there is a lack of self-build provision within the area and that subject to a planning obligation and appropriately worded condition they are satisfied that the development would meet the requirements of paragraph 155 of the National Planning Policy Framework (Framework). A signed and dated planning obligation has been submitted with this appeal. I am satisfied that the unilateral undertaking alongside a suitably worded condition is sufficient to secure the development in line with the Self-build and Custom Housebuilding Act 2015. Subject to an updated PEA the proposal would not harm protected species.
Disagreed with CCC on	- none
Costs Decision	None

Householder**Site At 89 Broomfield Road Chelmsford**

Reference	24/01239/ADV
Proposal	Proposed installation of illuminated advertising display stand
Appeal Decision	Appeal Dismissed - 10/09/2025
Key Themes	- Impact on the listed building - Impact on the highway safety
Agreed with CCC on	- harms the setting of the listed building - clutters the site - no circumstances that would outweigh the conflict with the policy
Disagreed with CCC on	- none
Costs Decision	None

1 Mearns Place Chelmer Village Chelmsford Essex CM2 6TT

Reference	24/01519/FUL
Proposal	Retrospective application for new boundary wall and Annexe as-Built
Appeal Decision	Appeal Dismissed - 08/10/2025
Key Themes	Impact on the character and appearance of the area
Agreed with CCC on	Impact on the character and appearance of the area
Disagreed with CCC on	
Costs Decision	None

Greenfields East Hanningfield Road Rettendon Chelmsford Essex CM3 8EW

Reference	25/00335/FUL
Proposal	Alterations to existing driveway including creation of a new access and installation of gate.
Appeal Decision	Appeal Allowed - 26/08/2025
Key Themes	harm to the rural area - break in headgerow and introduction of urban feature
Agreed with CCC on	
Disagreed with CCC on	harm to the rural area
Costs Decision	None

438 Linnet Drive Chelmsford Essex CM2 8AL

Reference	25/00338/HHPAA
Proposal	The construction of an additional storey by increasing the building height by 2.6m
Appeal Decision	Appeal Dismissed - 11/09/2025
Key Themes	Permitted development, harm to character of the area, harm to character of property
Agreed with CCC on	Harm to character of the area, harm to character of the property
Disagreed with CCC on	
Costs Decision	None

144 Springfield Park Road Chelmsford Essex CM2 6EE

Reference	25/00634/FUL
Proposal	Proposed single storey side and front extension, detached carport with formation of access. Single storey incidental annexe.
Appeal Decision	Appeal Allowed - 06/10/2025
Key Themes	effect of extensions on dwelling and surrounding area
Agreed with CCC on	annexe and car port acceptable
Disagreed with CCC on	Single storey side ext not harmful to dwelling and surroundings
Costs Decision	None
Key Themes	effect of extensions on dwelling and surrounding area
Agreed with CCC on	annexe and car port acceptable
Disagreed with CCC on	Single storey side ext not harmful to dwelling and surroundings
Costs Decision	None

ENFORCEMENT APPEALS

Total Appeal Decisions Received	3	
Dismissed	3	100%
Allowed	0	0%
Split	0	0%

Written Reps

The House East Hanningfield Road Sandon Chelmsford Essex CM2 7TQ

Reference	21/00302/ENFB
Proposal	Without planning permission, the construction of two buildings
Appeal Decision	Appeal Dismissed - 08/09/2025
Grounds of Appeal	Whether the development constituted a breach of planning control; the effect of the two buildings on the character and appearance of the surrounding area; whether the period of compliance is too short.
Agreed with CCC on	The development amounts to a breach; the development has an incongruous visual effect and the design and location does not blend in with the landscape; the period of compliance specified is reasonable.
Disagreed with CCC on	
Costs Decision	None

81 Rutland Road Chelmsford Essex CM1 4BN

Reference	22/00176/ENFB
Proposal	Without planning permission, the construction of a building
Appeal Decision	Appeal Dismissed - 08/09/2025
Grounds of Appeal	Whether the development is incidental and therefore permitted by article 3, schedule 2, part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order (GPDO) 2015.
Agreed with CCC on	The building was constructed as a self-contained residential unit forming a separate planning unit, and cannot be considered permitted development.
Disagreed with CCC on	
Costs Decision	None

Seven Acres Farm Crows Lane Woodham Ferrers Chelmsford Essex CM3 8RS

Reference	20/00030/ENFB
Proposal	Without planning permission, the making of a material change in the use of land to the storage of caravans, motorhomes, and vehicles, along with facilitative operational development comprising the formation of hard surfaces, the construction of a building
Appeal Decision	Appeal Dismissed - 16/10/2025

Grounds of Appeal	Ground (f) - that the steps required by the notice to be taken, or the activities required by the notice to cease, exceed what is necessary to remedy any breach of planning control which may be constituted by those matters or, as the case may be, to remedy any injury to amenity which has been caused by any such breach. Ground (g) - that any period specified in the notice in accordance with section 173(9) falls short of what should reasonably be allowed.
Agreed with CCC on	Ground (f) - The requirements of the notice do not exceed what is necessary. Therefore, they are not excessive. Ground (g) - The period specified in the notice does not fall short of what should be reasonably allowed
Disagreed with CCC on	
Costs Decision	Council's application for costs: Costs refused