

Appeals Report

Directorate for Sustainable Communities

Appeal Decisions received between 31-08-2026 and 17-09-2026

Decisions	Count	Percentage
Dismissed	2	100%
Total	2	100%

Written Representation

Land North Of Lyndale Twitty Fee Danbury Chelmsford Essex

Reference	26/00010/REFUSE	
Proposal	Outline planning application for the erection of 1no dwelling.	
Decision & Date	Appeal Dismissed	15/09/2026
Key Themes	Single new dwellingHarm to protected lane - Non designated heritage asset. BNG RAMSPrinciple - Not PDL Harm to rural area DM8Unsustainable location	
Agreed	Unsustainable location - unlit rural roads, away from main key service areas. Harm to character of the Rural Area - can be considered PDL but harmful to the existing rural character of the site that positively contributes to the rural lane. Harm to the protected lane - the site positively contributes to the significance of the NDHA, the proposal would result in significant harm, no public benefits from the scheme to outweigh harm	
Disagreed	N/A BNG hard to condition - not enforceable via condition. Would have to be a legal agreement.	
Appellant's Costs	None	
Council's Costs	None	

Householder

The Meadows High Street Chelmsford

Reference	26/00015/ADVREF	
Proposal	Proposed internally illuminated 2 sided digital signage totem.	
Decision & Date	Appeal Dismissed	08/09/2026
Key Themes		
Agreed	Disagreed with ECCHA:- No unacceptable public safety concerns.- Bridge inspection and maintenance access would be retained.Agreed with CCC:- The totem would harm visual amenity due to its scale, prominence and visibility.- It would detract from views of the riverside corridor and fail to preserve the setting and significance of the Conservation Area.- Any condition controlling illumination would not overcome the visual harm.Reason for Dismissal:- Harm to visual amenity and the Conservation Area setting outweighed all other considerations.	
Disagreed		
Appellant's Costs	None	
Council's Costs	None	