

Appeals Report

Appeal Decisions received between 22/01/2025 and 14/04/2025

PLANNING APPEALS

Total Appeal Decisions Received	11	
Dismissed	10	91%
Allowed	1	9%
Split	0	0%

Written Reps

6 The Old Nursery Rettendon Wickford Essex SS11 7HH

Reference	22/01606/FUL
Proposal	single storey outbuilding
Appeal Decision	Appeal Dismissed - 25/03/2025
Key Themes	
Agreed with CCC on	
Disagreed with CCC on	
Costs Decision	None

Land South East Of Wood Edge Main Road Bicknacre Chelmsford Essex

Reference	23/00719/OUT
Proposal	Outline application for new dwellinghouse with all matters reserved.
Appeal Decision	Appeal Dismissed - 12/03/2025
Key Themes	The main issue is the effect of the proposed development on the intrinsic character and beauty of the countryside and appearance of the surrounding area.
Agreed with CCC on	Inspector agreed that the development would harm the intrinsic character, beauty and appearance of the area. agreed that the development would result in significant harm to the character and appearance of the surrounding area and would conflict with Policies S1, S11, DM8 and DM9 of the LP
Disagreed with CCC on	Did not disagree with the council.
Costs Decision	None

Workshop Fairlawn Woodham Road Rettendon Wickford Essex SS11 7QW

Reference	23/01978/FUL
Proposal	Proposed demolition of existing commercial buildings and construction of four new dwellings
Appeal Decision	Appeal Dismissed - 24/01/2025
Key Themes	Green Belt, Highway Safety
Agreed with CCC on	Highway Safety
Disagreed with CCC on	Green Belt
Costs Decision	None

43 Mill Road Stock Ingatestone CM4 9LN

Reference	24/00552/FUL
Proposal	Replacement dwelling with formation of new access
Appeal Decision	Appeal Dismissed - 10/03/2025
Key Themes	Design
Agreed with CCC on	Design
Disagreed with CCC on	
Costs Decision	None

Crowsheath Farm Hawkswood Road Downham Billericay Essex CM11 1JT

Reference	24/00062/FUL
Proposal	Retrospective Planning Application to Retain Site Access, Wall and Parking Area
Appeal Decision	Appeal Dismissed - 04/04/2025
Key Themes	- the effect of the proposal on the openness and purposes of the GB;- the effect of the proposal on Biodiversity;- whether any harm by reason of inappropriateness, and any other harm, would be clearly outweighed by other considerations, so as to amount to the very special circumstances required to justify the proposal.
Agreed with CCC on	- the proposal would be inappropriate development in the Green Belt because it would impact its openness and encroaches into the countryside;- no very special circumstances exist to outweigh the identified harm;- Technical Note does not provide sufficient assurance that the proposals would conserve or enhance the network of habitats and species and avoid negative Biodiversity effects.
Disagreed with CCC on	- none.
Costs Decision	None

Householder**Gay Bowers Farm Bakers Lane West Hanningfield Chelmsford Essex CM2 8LD**

Reference	24/00268/FUL
Proposal	Demolition of existing garage and extensions. Construction of two storey side extensions and single storey rear extension.
Appeal Decision	Appeal Dismissed - 27/02/2025
Key Themes	Green belt harm non designated hertiage asset harmDesign
Agreed with CCC on	gb harm ndha harm design harm
Disagreed with CCC on	
Costs Decision	None

Arundene Elm Green Lane Danbury Chelmsford Essex CM3 4DW

Reference	24/00893/FUL
Proposal	Construction of a new front entrance sliding gate and piers
Appeal Decision	Appeal Dismissed - 13/02/2025
Key Themes	The main issues are the impact of the proposal upon i) the character of the area ii) highway safety.
Agreed with CCC on	Inspector agreed that the development would be contrary to Chelmsford Local Plan 2020 Policy DM23
Disagreed with CCC on	Inspector disagreed that the development would have an unacceptable impact on highway safety. The inspector was of the view that the development would be acceptable on highway safety grounds.
Costs Decision	None

Bus Shelter Chelmsford Railway Station Approach Duke Street Chelmsford Essex

Reference	24/00928/ADV
Proposal	Proposed Double-sided digital Bus Shelter advertising displays. Digital displays to portray static advertising images.
Appeal Decision	Appeal Allowed - 20/02/2025
Key Themes	Impact on character and appearance of the area; heritage assets
Agreed with CCC on	
Disagreed with CCC on	No harm to character and appearance or heritage assets
Costs Decision	None

West End Service Station 120 - 134 Rainsford Road Chelmsford CM1 2QL

Reference	24/01307/ADV
Proposal	Proposed free standing illuminated advertisement display.
Appeal Decision	Appeal Dismissed - 20/02/2025
Key Themes	digital advertisement, heritage assets, non-designated heritage assets, excessive clutter
Agreed with CCC on	Harm to Listed Building
Disagreed with CCC on	Excessive clutter, harm to non-designated heritage assets
Costs Decision	None

54 Roxwell Road Chelmsford Essex CM1 2ND

Reference	24/01182/FUL
Proposal	Retrospective application for the retention of brick boundary walls with gates and a vehicle crossover
Appeal Decision	Appeal Dismissed - 18/02/2025
Key Themes	The main issues are the impact of the proposal upon i) the character of the area ii) highway safety.
Agreed with CCC on	Agreed with the Council that the development would be harmful to the character of the area. Agreed with the Council that the development would result in an unacceptable impact to highway safety.
Disagreed with CCC on	Inspector did not disagree with the Council on any points.
Costs Decision	None

Kessley Margaretting Road Galleywood Chelmsford Essex CM2 8TS

Reference	24/01244/FUL
Proposal	Raise roof to create first and second floor, single storey rear extensions, with internal alterations and additional fenestration.
Appeal Decision	Appeal Dismissed - 19/02/2025
Key Themes	character and appearance of the area; heritage assets; neighbour amenity
Agreed with CCC on	harmful to all - character and appearance of the area; heritage assets; neighbour amenity
Disagreed with CCC on	
Costs Decision	None

ENFORCEMENT APPEALS

Total Appeal Decisions Received	2	
Dismissed	2	100%
Allowed	0	0%
Split	0	0%

Written Reps

6 The Old Nursery Rettendon Wickford Essex SS11 7HH

Reference	21/00129/ENFB
Proposal	Without planning permission, the construction of an outbuilding
Appeal Decision	Appeal Dismissed - 25/03/2025
Grounds of Appeal	Whether the appeal site is grey belt land. Whether the developments are or would be inappropriate development in the Green Belt. The effect on the openness and purposes of the Green Belt. Whether other considerations clearly outweigh the harm to the Green Belt.
Agreed with CCC on	The development is inappropriate development in the Green Belt. The developments do not preserve the openness of the Green Belt. The very special circumstances required to justify a grant of planning permission do not exist.
Disagreed with CCC on	
Costs Decision	None

Land North East Of Field 2284 Maltings Road Battlesbridge Wickford Essex

Reference	18/00429/ENFB
Proposal	Without planning permission, the material change in the use of land to a mixed use comprising storage, the siting of caravans, the operation of a manufacturing business, and a use for recreational purposes.
Appeal Decision	Appeal Dismissed - 20/03/2025
Grounds of Appeal	Appellant disputed that the operation of a manufacturing business has not occurred. Appellant disputed that the matters stated in the notice do not constitute a breach of planning control. Whether the development is inappropriate development in the Green Belt, the effect on openness and the character and appearance of the area. The effect on flood risk.
Agreed with CCC on	The matters stated in the notice have occurred and constitute a breach of planning control. The use as a whole is inappropriate development in the Green Belt. The development does not preserve the openness of the Green Belt, and is harmful to the character and appearance of the area. The development results in harm in terms of flood risk.
Disagreed with CCC on	Small correction to wording in section 3, and 5i. (deletion of the words "the siting of caravans").
Costs Decision	None