

Appeals Report

Appeal Decisions received between 09/01/2025 and 21/01/2025

PLANNING APPEALS

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

Written Reps

G W Smith Woodham Road Rettendon Chelmsford Essex SS11 7QL

Reference	23/00992/FUL
Proposal	Appeal to vary Condition 8 to planning permission for material change of use of land and buildings from existing Use Class E(g) to an interchangeable use comprising Use Class E(g) or Sui Generis private car sales including the stationing of cars for sale.
Appeal Decision	Appeal Dismissed - 10/01/2025
Key Themes	Impact of opening hours on nearby residential amenity.
Agreed with CCC on	Extension of opening hours on Saturdays and Sunday would unacceptably harm the living conditions of nearby residents; there are no comparable site circumstances which weigh in favour of the appeal.
Disagreed with CCC on	N/a
Costs Decision	None

Tinsley Farm Blind Lane West Hanningfield Chelmsford CM2 8UF

Reference	23/02051/FUL
Proposal	Retrospective application for change of use from agriculture to a catering business (Class E(g))
Appeal Decision	Appeal Dismissed - 15/01/2025
Key Themes	Effect of traffic on amenity of local residents
Agreed with CCC on	Traffic generation harmful to amenity
Disagreed with CCC on	None
Costs Decision	None