

<b>22<sup>nd</sup> June 2017</b>		<b>ITEM: 6</b>
<b>Planning Committee</b>		
<b>Planning Appeals</b>		
<b>Wards and communities affected:</b> All	<b>Key Decision:</b> Not Applicable	
<b>Report of:</b> Leigh Nicholson, Development Management Team Leader		
<b>Accountable Head of Service:</b> Andy Millard, Head of Planning and Growth		
<b>Accountable Director:</b> Steve Cox, Director of Environment and Place		

### **Executive Summary**

This report provides Members with information with regard to planning appeal performance.

#### **1.0 Recommendation(s)**

1.1 To note the report

#### **2.0 Introduction and Background**

2.1 This report advises the Committee of the number of appeals that have been lodged and the number of decisions that have been received in respect of planning appeals, together with dates of forthcoming inquiries and hearings.

#### **3.0 Appeals Lodged:**

3.1 **Application No:** 16/01653/HHA

Location: 6 Marram Court Grays Essex RM17 6UA

Proposal: Single/double storey side extension.

- 3.2 **Application No: 17/00042/HHA**  
Location: 15 Bromley Grays Essex RM17 6LE  
Proposal: 2.2m piers with 2m wall dropping down to 1m wall.
- 3.3 **Application No: 16/00941/CONDC**  
Location: 76 High Street, Grays Essex RM17 6HU  
Proposal: Application to discharge conditions 2 [Materials]; 3 [Landscaping]; 5 [Construction Management Plan and Waste Management Plan]; 6 [Highways Management Plan]; 7 [Ground Levels]; 10 [Surface Water Management Strategy]; 11 [Delivery & Servicing Strategy]; 15 [Waste Access & Management Strategy]; 16 [Archaeological Trial Trenching]; 17 [Archaeological Deposits]; 18 [Post Excavation Assessment]; 20 [Travel Plan] and 21 [Foundations Construction Methods and Tree Protection] from approved application 13/00480/FUL
- 3.4 **Application No: 16/01731/HHA**  
Location: 1 Anne Heart Close, Chafford Hundred Essex RM16 6EB  
Proposal: Proposed loft conversion with a pitched roof rear dormer and roof windows to the front and rear elevations.
- 3.5 **Application No: 16/01731/HHA**  
Location: 1 Scratton Road Stanford Le Hope Essex SS17 0NZ  
Proposal: Two storey side and two storey rear extension, loft conversion including two front and two rear dormers with the replacement and remodelling of the fenestration throughout
- 3.6 **Application No: 16/01151/LBC**  
Location: 12 Bata Avenue East Tilbury Essex RM18 8SD  
Proposal: Replace wooden windows with UPVC double glazed units

**3.7 Application No: 16/01154/LBC**

Location: 18 Bata Avenue East Tilbury Essex RM18 8SD

Proposal: Replace wooden windows with UPVC double glazed units

**3.8 Application No: 16/01645/LBC**

Location: 28 Bata Avenue East Tilbury Essex RM18 8SD

Proposal: Retrospective application for installation of uPVC windows in listed building.

**3.9 Application No: 16/00391/REM**

Location: Thatched Cottage Baker Street Orsett Essex RM16 3LJ

Proposal: Reserved matters (all) for erection of 8 No. 4 bedroom detached properties with attached garages and 1 No. 4 bedroom property with attached car port and detached single garage (refer to 14/00912/OUT)

**4.0 Appeals Decisions:**

The following appeal decisions have been received:

**4.1 Application No: 15/00093/CWKS**

Location: Woodside, Kirkham Road, Horndon On The Hill

Proposal:

**Decision: Appeal Allowed**

Summary of decision:

4.1.1 The Inspector considered the main issue to be the effect of the dog grooming business on highway safety.

4.1.2 In considering the impact of the development, the Inspector gave limited weight to the Council's draft parking standards and did not consider there to be any demonstrable evidence of on-street parking pressure arising from the development. The Inspector acknowledged that visitors would be limited to

daytime hours only and would be staggered throughout the day. The Inspector found no grounds to support the Council's rejection of the application and consequently allowed the appeal subject to conditions.

**4.2 Application No: 16/01469/HHA**

Location: 23 Manor Road Stanford Le Hope Essex SS17 0NY

Proposal: First floor extension to side elevation, new timber frame. construction to existing front and rear dormers. Lantern installed to existing kitchen flat roof

**Decision: Appeal Allowed**

Summary of decision:

4.1.1 The Inspector considered the main issue to be the effect of the dog grooming business on highway safety.

4.1.2 In considering the impact of the development, the Inspector gave limited weight to the Council's draft parking standards and did not consider there to be any demonstrable evidence of on-street parking pressure arising from the development. The Inspector acknowledged that visitors would be limited to daytime hours only and would be staggered throughout the day. The Inspector found no grounds to support the Council's rejection of the application and consequently allowed the appeal subject to conditions.

**5.0 Forthcoming public inquiry and hearing dates:**

5.1 The following inquiry and hearing dates have been arranged:

5.2 None.

**6.0 APPEAL PERFORMANCE:**

6.1 The following table shows appeal performance in relation to decisions on planning applications and enforcement appeals.

	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	
Total No of Appeals	5	2	4	0	0	4	1	3	1	4	0	0	24
No Allowed	2	0	0	0	0	4	1	1	1	1	0	0	10
% Allowed													41.6%

**7.0 Consultation (including overview and scrutiny, if applicable)**

7.1 N/A

**8.0 Impact on corporate policies, priorities, performance and community impact**

8.1 This report is for information only.

**9.0 Implications**

**9.1 Financial**

Implications verified by: **Sean Clark**  
**Head of Corporate Finance**

There are no direct financial implications to this report.

**9.2 Legal**

Implications verified by: **Vivien Williams**  
**Principal Regeneration Solicitor**

The Appeals lodged will either have to be dealt with by written representation procedure or (an informal) hearing or a local inquiry.

Most often, particularly following an inquiry, the parties involved will seek to recover from the other side their costs incurred in pursuing the appeal (known as 'an order as to costs' or 'award of costs').

**9.3 Diversity and Equality**

Implications verified by: **Rebecca Price**  
**Community Development Officer**

There are no direct diversity implications to this report.

**9.4 Other implications (where significant) – i.e. Staff, Health, Sustainability, Crime and Disorder)**

None.

**10. Background papers used in preparing the report (including their location on the Council's website or identification whether any are exempt or protected by copyright):**

- All background documents including application forms, drawings and other supporting documentation can be viewed online: [www.thurrock.gov.uk/planning](http://www.thurrock.gov.uk/planning). The planning enforcement files are not public documents and should not be disclosed to the public.

## **11. Appendices to the report**

- None

### **Report Author:**

Leigh Nicholson

Development Management Team Leader