

MEETING:	PLANNING COMMITTEE
DATE:	27 AUGUST 2014
TITLE OF REPORT:	APPEALS

CLASSIFICATION: Open

Wards Affected

Countywide

Purpose

To note the progress in respect of the following appeals.

Key Decision

This is not an executive decision

Recommendation

That the report be noted.

APPEALS RECEIVED

Application 131003/F

- The appeal was received on 23 July 2014
- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against Discharge of Planning Conditions
- The appeal is brought by Miss Karen Harris
- The site is located at Losito Stud Harris Lodge, Whitchurch, Ross-On-Wye, Herefordshire, HR9 6EG
- The development proposed is Retain existing log cabin as a permanent dwelling on a brown field site.
- The appeal is to be heard by Written Representations

Case Officer: Mr R Close on 01432 261803

Application 141209/FH

- The appeal was received on 30 July 2014
- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against Refusal of Planning Permission (Householder)
- The appeal is brought by Mr J Udall
- The site is located at Yewtree Cottage, Bringsty Common, Bringsty, Worcester, Herefordshire, WR6 5UJ
- The development proposed is proposed two storey extension to front and pitched roof to existing rear elevation.
- The appeal is to be heard by Householder Procedure

Case Officer: Mr C Brace on 01432 261947

Enforcement Notice 133552/ENF

- The appeal was received on 29 July 2014
- The appeal is made under Section 174 of the Town and Country Planning Act 1990 against the service of an Enforcement Notice
- The appeal is brought by Mr Paul Colley-Davies
- The site is located at The Hut, Winforton Woods, Winforton, Hereford, HR3 6EB
- The breach of planning control alleged in this notice is: Without planning permission the material change of use of a railway hut situated within the land to a building used for residential purposes.
- The requirements of the notice are: Permanently cease the residential use of the said railway hut identified within the land.
- The appeal is to be heard by Inquiry

Case Officer: Mr M Tansley on 01432 261815

APPEALS DETERMINED

Application 133421/FH

- The appeal was received on 29 May 2014
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against Refusal of Planning Permission (Householder)
- The appeal was brought by Mrs A Thomas
- The site is located at The Shippon, Brinshope, Wigmore, Leominster, Herefordshire, HR6 9UR
- The development proposed was proposed porch.
- The main issues were the effect of the proposed porch on the character and appearance of the host building and its setting.

Decision:

- The application was Refused under Delegated Powers on 7 April 2014
- The appeal was Allowed on 23 July 2014

Case Officer: Mr P Mullineux on 01432 261808

Application 132130/F

- The appeal was received on 25 March 2014
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against Refusal of Planning Permission
- The appeal was brought by I G and J P Hilditch Properties
- The site is located at School Cottage, Norton House School, Norton Canon, Hereford, HR4 7BH
- The development proposed was Change of use from self-contained granny annexe to residential
- The main issues were whether the proposal represents a sustainable form of development and the effect of the proposal on highway safety.

Decision:

- The application was Refused under Delegated Powers on 25 September 2013
- The appeal was Dismissed on 24 July 2014

Case Officer: Mr C Brace on 01432 261947

Application 122524/F

- The appeal was received on 3 February 2014
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against Refusal of Planning Permission
- The appeal was brought by Mr Paul Ballantyne
- The site is located at Ferrymead, 14 Villa Street, Hereford, Herefordshire, HR2 7AY
- The development proposed was Change of use of dwelling into 3 no apartments.

- The main issues were the effect of the proposal in respect of the traffic generated on the safe and efficient operation of the highway network in the vicinity of the appeal site and the character of the area.

Decision:

- The application was Refused at Planning Committee against Officer Recommendation on 17 July 2013
- The appeal was Allowed on 24 July 2014
- An Application for the award of Costs, made by the Appellant against the Council, was Allowed

Case Officer: Ms K Gibbons on 01432 261781

Application 131821/F

- The appeal was received on 1 April 2014
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against Refusal of Planning Permission
- The appeal was brought by Mr Lee Griffiths
- The site is located at Horn Hill Farm, Horn Hill, Drybrook, Gloucestershire, GL17 9BN
- The development proposed was construction of 40m x 20m menage and landscaping improvements.
- The main issue was: the effect of the proposed menage on the character and appearance of the surrounding area.

Decision:

- The application was Refused under Delegated Powers on 4 October 2013
- The appeal was Dismissed on 24 July 2014

Case Officer: Mr R Close on 01432 261803

Application 131743/F

- The appeal was received on 1 April 2014
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against Refusal of Planning Permission
- The appeal was brought by Mr And Mrs MT & MJ Haxley
- The site is located at Land adj Lord Nelson Antiques, Centre, Bishopstone, Hereford, HR4 7JN
- The development proposed was Erection of owners dwelling to replace existing residential accommodation lost by expansion of antiques centre business.
- The main issue was: whether the development is acceptable having regard to sustainability principles.
- **Decision:**
- The application was Refused under Delegated Powers on 19 September 2013
- The appeal was Dismissed on 30 July 2014

Case Officer: Ms K Gibbons on 01432 261781

Application 131045/F

- The appeal was received on 7 April 2014
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against Refusal of Planning Permission
- The appeal was brought by Mr R Powell
- The site is located at Cwm Steps Farm, Llanveynoe, Hereford, Herefordshire, HR2 0PJ
- The development proposed was New layby and turning area
- The main issues were: the effect of the proposal on the landscape and the biodiversity of the area.

Decision:

- The application was Refused under Delegated Powers on 1 October 2013
- The appeal was Dismissed on 30 July 2014

Case Officer: Mr A Prior on 01432 261932

Application 140009/F

- The appeal was received on 28 May 2014
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against Refusal of Planning Permission
- The appeal was brought by Balimark Ltd
- The site is located at Land at Chasedale Hotel, Walford Road, Ross-on-Wye, Herefordshire, HR9 5PQ
- The development proposed was Erection of two new houses
- The main issue was: the effect of the proposed development on the Ross-on-Wye Conservation Area, having regard to the statutory test to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Decision:

- The application was Refused under Delegated Powers on 21 March 2014
- The appeal was Dismissed on 12 August 2014

Case Officer: Mr R Close on 01432 261803

APPEAL COSTS

Application 122524/F

- The appeal was received on 3 February 2014
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against Refusal of Planning Permission
- The appeal was brought by Mr Paul Ballantyne
- The site is located at Ferrymead, 14 Villa Street, Hereford, Herefordshire, HR2 7AY
- The development proposed was Change of use of dwelling into 3 no apartments.
- The main issues were the effect of the proposal in respect of the traffic generated on the safe and efficient operation of the highway network in the vicinity of the appeal site and the character of the area.

Decision:

- The application was Refused at Planning Committee against Officer Recommendation on 17 July 2013
- The appeal was Allowed on 24 July 2014
- An Application for the award of Costs, made by the Appellant against the Council, was allowed the amount agreed is £5,750 + VAT.

Case Officer: Ms K Gibbons on 01432 261781

If members wish to see the full text of decision letters copies can be provided.