

<b>MEETING:</b>	<b>PLANNING COMMITTEE</b>
<b>DATE:</b>	<b>29 OCTOBER 2014</b>
<b>TITLE OF REPORT:</b>	<b>APPEALS</b>

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**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 140012/F**

- The appeal was received on 2 October 2014
- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against Refusal of Planning Permission
- The appeal is brought by Mr N Jones
- The site is located at Revells Farm, Linton, Ross-On-Wye, Herefordshire, HR9 7SD
- The development proposed is Removal of Condition 3 and 4 of Planning Permission SE05/3536/F
- The appeal is to be heard by Hearing

**Case Officer: Mr R Close on 01432 261803**

### **Application 140855/F**

- The appeal was received on 6 October 2014
- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against Refusal of Planning Permission
- The appeal is brought by Mr John Bothamley
- The site is located at Yew Tree House, Llangrove, Ross on Wye, Herefordshire, HR9 6HA
- The development proposed is Demolition of existing building and construction of two semi-detached houses
- The appeal is to be heard by Written Representations

**Case Officer: Mr R Close on 01432 261803**

## **APPEALS DETERMINED**

### **Application 132851/O**

- The appeal was received on 4 April 2014
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against Non determination
- The appeal was brought by Gladman Developments Ltd
- The site is located at Land south of Hampton Dene Road, Hereford, Herefordshire
- The development proposed was Residential development (up to 120 dwellings), access, parking, public open space with play facilities and landscaping.

#### **Decision:**

- The application was Refused at Planning Committee (against Officer Recommendation) on 2 April 2014.
- The appeal was Withdrawn on 1 October 2014

**Case Officer: Mr E Thomas on 01432 260479**

### **Application 131003/F**

- The appeal was received on 23 July 2014
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against Planning Conditions
- The appeal was brought by Miss Karen Harris
- The site is located at Losito Stud Harris Lodge, Whitchurch, Ross-On-Wye, Herefordshire, HR9 6EG
- The development proposed was Retain existing log cabin as a permanent dwelling on a brown field
- The main issue was the scheme proposed by the appellant to discharge the disputed condition would provide safe and satisfactory access from the cabin for which permission has been granted to the A4137.

#### **Decision:**

- The application was Refused under Delegated Powers on 9 August 2013
- The appeal was Dismissed on 13 October 2014

**Case Officer: Mr R Close on 01432 261803**

### **Application 140751/O**

- The appeal was received on 20 June 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 Miss Karen Harris
- The site is located at Land at, Losito Stud, Harris Lodge, Whitchurch, Ross on Wye
- The development proposed was Outline application with all matters reserved for a single dwelling.
- The main issues were:
  - a. Whether the proposed development would represent an acceptable form of development in an area of open countryside designated as an Area of Outstanding Natural Beauty (AONB); and
  - b. Whether the proposals would represent a sustainable form of development, especially in relation to the propensity of future occupants to travel by private car; and
  - c. Whether the proposed development could be provided with a vehicular access to the public highway that would not add to the risks to the safety of other highway users.

#### **Decision:**

- The application was Refused under Delegated Powers on 27 May 2014
- The appeal was Dismissed on 13 October 2014

**Case Officer: Mr R Close on 01432 261803**

**Application 141669/O**

- The appeal was received on 21 August 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 Miss Karen Harris
- The site is located at Losito Stud, Whitchurch, Ross-On-Wye, Herefordshire, HR9 6EG
- The development proposed was Outline planning all matters reserved for a main residential house
- The main issues were:
  - a. Whether the proposed development would represent an acceptable form of development in an area of open countryside designated as an Area of Outstanding Natural Beauty (AONB); and
  - b. Whether the proposals would represent a sustainable form of development, especially in relation to the propensity of future occupants to travel by private car; and
  - c. Whether the proposed development appropriately assesses possible issues of land contamination and stability; and
  - d. Whether the future occupants of the proposed development would enjoy satisfactory living conditions in terms of the private amenity space available to them.

**Decision:**

- The application was Refused under Delegated Powers on 12 August 2014
- The appeal was Dismissed on 13 October 2014

**Case Officer: Mr R Close on 01432 261803**

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