

MEETING:	PLANNING AND REGULATORY COMMITTEE
DATE:	12 JULY 2017
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 164008

- The appeal was received on 7 June 2017
- 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 & Mrs Graham & Jo Atkins Hughes
- The site is located at Buttercups Palmers Flat, Dancing Green, Ross-On-Wye, Herefordshire, HR9 5TE
- The development proposed is Demolish and replace an existing summer house.
- The appeal is to be heard by Written Representations

Case Officer: Mr C Brace on 01432 261947

Application 162474

- The appeal was received on 12 June 2017
- 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 W J Powell & Son
- The site is located at Land adjacent to The Claytons, Bridstow, Herefordshire
- The development proposed is Outline planning application for the erection of 4 x 2 bed 3 x 3 bed and 2 x 4 bed dwellings. Access, landscaping, layout and scale.
- The appeal is to be heard by Written Representations

Case Officer: Mr C Brace on 01432 261947

Application 170677

- The appeal was received on 12 June 2017
- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against Non determination
- The appeal is brought by Mr Clive Grindon
- The site is located at Land at Castle End, Lea, Ross-on-Wye, Herefordshire
- The development proposed is Application for up to 10 new residential properties, vehicle turning, manoeuvring and landscaping
- The appeal is to be heard by Written Representations

Case Officer: Mr C Brace on 01432 261947

Application 161482

- The appeal was received on 14 June 2017
- 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 Greg Mifflin
- The site is located at Land East of The Rosie Public House, Coldwells Road, Munstone, Hereford
- The development proposed is Construction of a detached self-build dwelling with integral one bedroom dependent relative annexe to replace the existing static caravan and new children's play area for the pub.
- The appeal is to be heard by Hearing

Case Officer: Mrs Charlotte Atkins on 01432 260536

Application 163115

- The appeal was received on 27 June 2017
- 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 C/O Agent
- The site is located at Land East of Pine Lodge, Dinmore, Herefordshire, HR1 3JR
- The development proposed is A new house and detached garage to replace the collection of previously inhabited structures
- The appeal is to be heard by Written Representations

Case Officer: Mr M Tansley on 01432 261815

Application 163400

- The appeal was received on 27 June 2017
- 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 The Owner and/or Occupier
- The site is located at Land at Church Field, (opposite The Firs), Brimfield, Ludlow, Herefordshire
- The development proposed is Site for proposed housing development.
- The appeal is to be heard by Written Representations

Case Officer: Mr Andrew Prior on 01432 261932

Application 170619

- The appeal was received on 27 June 2017
- 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 Steve Rendle
- The site is located at Site adjacent 102 Old Road, Bromyard, Herefordshire
- The development proposed is Erection of 4 houses with 8 car parking spaces.
- The appeal is to be heard by Written Representations

Case Officer: Mr Andrew Prior on 01432 261932

Application 163693

- The appeal was received on 27 June 2017
- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against Refusal of Reserved Matters
- The appeal is brought by Harper Group Construction Ltd
- The site is located at Field adjoining A4112 and Chestnut Avenue, Kimbolton, Leominster, Herefordshire
- The development proposed is Application for approval of reserved matters following outline approval. (P151145/O)
- The appeal is to be heard by Written Representations

Case Officer: Mr A Banks on 01432 383085

Application 164102

- The appeal was received on 27 June 2017
- 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 D Brown
- The site is located at Land adjacent to Moorend Wychend Road, Much Cowarne, Herefordshire
- The development proposed is Site for residential development of 3 no. detached dwellings with associated garages and private gardens.
- The appeal is to be heard by Written Representations

Case Officer: Mr Andrew Prior on 01432 261932

Application 170036

- The appeal was received on 27 June 2017
- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against Non determination
- The appeal is brought by Mr Elwyn Brooke
- The site is located at The Rectory Field as known as Land at The Green, Kings Caple, Herefordshire
- The development proposed is Erection of two pairs of semi detached houses together with a single dwelling, scale layout, access, parking and manoeuvring. Landscaping and Materials (Full Application)
- The appeal is to be heard by Written Representations

Case Officer: Mr C Brace on 01432 261947

Application 164113

- The appeal was received on 27 June 2017
- 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 Nirmal Suman
- The site is located at Withington Post Office and Stores, 6 Springfield Road, Withington, Hereford, Herefordshire, HR1 3RU
- The development proposed is Proposed extension and alterations to existing Post Office, stores and dwelling to form new (A5) hot food takeaway.
- The appeal is to be heard by Written Representations

Case Officer: Mrs Charlotte Atkins on 01432 260536

APPEALS DETERMINED

Application 161869

- The appeal was received on 20 April 2017
- 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 Mrs Hinton-Powell c/o Agent
- The site is located at Land to the rear of The Lindens, North Road, Kingsland, Herefordshire, HR6 9RU
- Proposed erection of 30 dwellings with highway access onto North Road; associated infrastructure and landscaping/open space provision.

Decision:

- The appeal was Withdrawn on 7 June 2017

Case Officer: Mr A Banks on 01432 383085

Application 161690

- The appeal was received on 6 October 2016
- 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 Peter Styles
- The site is located at The Wheatsheaf Inn, Whitbourne, Herefordshire, WR6 5SF
- The development proposed was Change of use and residential development at The Wheatsheaf Inn to convert Wheatsheaf Inn into 2 dwellings and erection of further three dwellings.
- The main issues were:
 - i. whether the locations of the sites are appropriate having regard to local and national planning policies aimed at directing development to the most sustainable areas;
 - ii. the impact of the developments on highway safety.

Decision:

- The application was Refused under Delegated Powers on 24 August 2016
- The appeal was Dismissed on 9 June 2017
- An application for the award of Costs, made by the Appellant against the Council, was allowed in part.

Case Officer: Mr Andrew Prior on 01432 261932

Application 161691

- The appeal was received on 6 October 2016
- 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 Peter Styles
- The site is located at Land opposite The Wheatsheaf Inn, Whitbourne, Herefordshire
- The development proposed residential development of three dwellings.
- The main issues were:
 - iii. whether the locations of the sites are appropriate having regard to local and national planning policies aimed at directing development to the most sustainable areas;
 - iv. the impact of the developments on highway safety.

Decision:

- The application was Refused under Delegated Powers on 24 August 2016
- The appeal was Dismissed on 9 June 2017
- An application for the award of Costs, made by the Appellant against the Council, was allowed in part

Case Officer: Mr Andrew Prior on 01432 261932

Application 163231

- The appeal was received on 4 April 2017
- 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 & Mrs Colin Mason
- The site is located at Land at Comberton adjacent to Orchard Farm, Comberton, Orleton, Leominster, Herefordshire
- The development proposed was Proposed 2 bedroom dwelling and garage, workshop/implement store. Form new access and close existing.
- The main issues were:
 - (i) the effect of the proposed development on the rural character of the area;
 - (ii) the effect of the proposed development on highway safety; and
 - (iii) the effect of the proposal on ecology.

Decision:

- The application was refused under Delegated Powers on 30 November 2016.
- The appeal was dismissed on 21 June 2017.
- An application for the award of costs, made by the appellant against the council, was allowed in part.

Case Officer: Mr M Tansley on 01432 261815

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