

MEETING:	PLANNING AND REGULATORY COMMITTEE
DATE:	2 AUGUST 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 162155

- The appeal was received on 30 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 BSL Strategic Ltd c/o Agent
- The site is located at Land at Church Stile Farm, Vinesend Lane, Cradley, Nr Malvern, Herefordshire, WR13 5LG
- The development proposed is Outline planning application for the development of up to 29 dwellings, village shop/community facility, village greens, orchard, biodiversity enhancements and other ancillary works The appeal is to be heard by Written Representations

Case Officer: Mr Roland Close on 01432 261803

Application 161552

- The appeal was received on 30 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 Jon Hockton
- The site is located at Land off Paradise Green, Marden, Herefordshire
- Site for development of a care village comprising up to 54 residential dwellings for the over 55s and a care home of up to 40 bed spaces plus staff accommodation and communal facilities such as a restaurant, lounges and gardens.
- The appeal is to be heard by Written Representations

Case Officer: Mr Edward Thomas on 01432 260479

Enforcement Notice 172533

- The appeal was received on 4 July 2017
- 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 Davies
- The site is located at Land at The Stables, Greenfields, Dilwyn, Hereford, Herefordshire, HR4 8JH
- The breach of planning control alleged in this notice is: Without planning permission unauthorised operational development by siting of an agricultural workers dwelling.
- The requirements of the notice are: Secure the cessation of the occupancy and remove the living accommodation and all constituent parts from the site and reinstate land upon which it stands for agricultural use.
- The appeal is to be heard by Inquiry

Case Officer: Mr M Tansley on 01432 261815

Enforcement Notice 172534

- The appeal was received on 4 July 2017
- 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 Mrs Davies
- The site is located at Land at The Stables, Greenfields, Dilwyn, Hereford, Herefordshire, HR4 8JH
- The breach of planning control alleged in this notice is: Without planning permission unauthorised operational development by siting of an agricultural workers dwelling.
- The requirements of the notice are: Secure the cessation of the occupancy and remove the living accommodation and all constituent parts from the site and reinstate land upon which it stands for agricultural use.
- The appeal is to be heard by Inquiry

Case Officer: Mr M Tansley on 01432 261815

APPEALS DETERMINED**Application 163750**

- The appeal was received on 11 May 2017
- 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 Mr Mark Robinson
- The site is located at 19 St James Close, Bartestree, Hereford, Herefordshire, HR1 4AY
- The development proposed was Erection of fence to enclose side garden.
- The main issue was: the effect of the proposed development on the character and appearance of the existing property and the area

Decision:

- The application was Refused under Delegated Powers on 20 January 2017
- The appeal was Dismissed on 6 July 2017

Case Officer: Mr Fernando Barber-Martinez on 01432 383674

Application 161694

- The appeal was received on 11 May 2017
- 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 Mr David Edwards
- The site is located at The Ford, Sutton St Nicholas, Hereford, Herefordshire, HR1 3AT
- The development proposed was Proposed detached single storey outbuilding.

- The main issue was): The effect of the proposed development on the setting of 'The Forde', a grade II listed building, and on the character and appearance of the Sutton St Nicholas Conservation Area (CA).

Decision:

- The application was Refused under Delegated Powers on 15 August 2016
- The appeal was Dismissed on 12 July 2017

Case Officer: Mr Fernando Barber-Martinez on 01432 383674

Application 163939

- The appeal was received on 12 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 J Watkins
- The site is located at Great Woodend Farm, Woodend Lane, Linton, Ross-on-Wye
- The development proposed was Erection of 2no. dwellinghouses
- The main issues were:
 - Whether the proposal would be in a suitable location;
 - The effect of the proposed development on the character and appearance of the area;
 - Whether sufficient information has been supplied to enable the effect on biodiversity, protected species and trees to be properly assessed.

Decision:

- The application was Refused under Delegated Powers on 14 February 2017
- The appeal was Allowed on 19 July 2017

Case Officer: Miss Emily Reed on 01432 383894

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