

<b>MEETING:</b>	<b>PLANNING AND REGULATORY COMMITTEE</b>
<b>DATE:</b>	<b>14 MARCH 2018</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 170984**

- The appeal was received on 21 February 2018
- 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 Long
- The site is located at Land at Four Winds, Phocle Green, Ross-on-Wye, Herefordshire
- The development proposed is Erection of a 3 bed dwelling, amended access and bio-disc drainage
- The appeal is to be heard by Written Representations

**Case Officer: Miss Emily Reed on 01432 383894**

## ***APPEALS DETERMINED***

### **Application 172417**

- The appeal was received on 8 December 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 Elizabeth Bond
- The site is located at Parkway House, Parkway, Ledbury, Herefordshire, HR8 2JG
- The development proposed was Proposed erection of two dwellings
- The main issues are:
  - Whether or not the proposal would be in a suitable location for the dwellings concerned, having regard to the principles of sustainable development;

- The effect of the proposed development on the character and appearance of the surrounding area and its biodiversity, and on the amenity of the Malvern Hills Area of Outstanding Natural Beauty (the AONB);
- The planning balance, having regard to housing provision

**Decision:**

- The application was Refused under Delegated Powers on 24 August 2017
- The appeal was Dismissed on 15 February 2018

**Case Officer: Mr Andrew Prior on 01432 261932**

**Application 170739**

- The appeal was received on 23 November 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 A Smith & Mr G Barrett
- The site is located at Land at The Woodlands, Bridstow, Ross-on-Wye, Herefordshire
- The development proposed was proposed erection of a single chalet bungalow.
- The main issue was:
  - Whether the site would be a suitable location for residential development having regard to the effect of the development on the character and appearance of the area which is within the Wye Valley Area of Outstanding Natural Beauty (AONB) and the accessibility of services and facilities.

**Decision:**

- The application was Refused under Delegated Powers on 5 May 2017
- The appeal was Allowed on 16 February 2018

**Case Officer: Miss Emily Reed on 01432 383894**

**Application 172045**

- The appeal was received on 24 November 2017
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against Non determination
- The appeal was brought by Mr Dennis Hutchinson
- The site is located at Land at Apple Mead, Kinnersley, Herefordshire, HR3 6QB
- The development proposed was Outline application for the erection of three new bungalows including, access, layout, turning manoeuvring and car parking
- The main issue(s) were:-
  - Whether the site would be suitable location for residential development having regard to its effect on the character and appearance of the area and the accessibility of services and facilities;
  - The effect of the proposal on highway safety; and
  - The effect on biodiversity.

**Decision:**

- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against Non determination
- The appeal was Dismissed on 16 February 2018

**Case Officer: Mr Adam Lewis on 01432 383789**

**Application 172110**

- The appeal was received on 1 December 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 Peter Styles
- The site is located at Land adjacent Wheatsheaf Inn, Whitbourne, Herefordshire
- The development proposed was Proposed 4 bedroom detached house (live/work) with parking.

- The main issue was:-
  - Whether the proposed development would be in a suitable location, given that it is outside the settlement boundary, and in relation to access to services and facilities via sustainable modes of transport.

**Decision:**

- The application was Refused under Delegated Powers on 25 August 2017
- The appeal was Dismissed on 20 February 2018
- An Application for the award of Costs, made by the Appellant against the Council, was Dismissed

**Case Officer: Mr Andrew Prior on 01432 261932**

**Application 171040**

- The appeal was received on 8 December 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 Claire Snead
- The site is located at Wymm House, Sutton St Nicholas, Hereford, Herefordshire, HR1 3BU
- The development proposed was Proposed erection of one dwelling.

The main issues are:

- i) whether or not the proposal would be in a suitable location for a dwelling, having regard to the principles of sustainable development;
- ii) the effect of the proposed development on the character and appearance of the area;
- iii) the planning balance, having regard to housing provision.

**Decision:**

- The application was Refused at Planning Committee on 14 June 2017.
- The appeal was Dismissed on 23 February 2018

**Case Officer: Miss Emily Reed on 01432 383894**

**Application 162068**

- The appeal was received on 27 November 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 Sparey
- The site is located at Land opposite Yarpole Village Hall, Cock Gate, Leominster, Herefordshire, HR6 0BL
- The development proposed was Proposed 3 no. dwellings with garages and private drive.
- The main issues were:

- i) whether the site would be a suitable location for this residential development having regard to its effect on the character and appearance of the area; and
- ii) the effect on the living conditions of the occupiers of Oak Croft.

**Decision:**

- The application was refused under Delegated Powers on 19 July 2017.
- The appeal was Dismissed on 23 February 2018
- An application for the award of costs, made by the council against the appellant was dismissed.
- An application for the award of costs, made by the appellant against the council, was dismissed

**Case Officer: Mr M Tansley on 01432 261815**

**Application 172318**

- The appeal was received on 24 November 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 Miss Norris
- The site is located at White Wells, Laskett Lane, Much Birch, Herefordshire
- The development proposed was Proposed two storey building for dance studio, gym, treatment room and office with client accommodation
- The main issue was:-  
Whether the development would be suitably located having regard to the accessibility of services and facilities and its setting

**Decision:**

- The application was Refused under Delegated Powers on 23 August 2017
- The appeal was Allowed on 28 February 2018

**Case Officer: Simon Withers 01432 260612**

**Application 171411**

- The appeal was received on 24 November 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 J Jones
- The site is located at Land adjacent to Sunnybank Cottage, Little Birch, Herefordshire
- The development proposed was Proposed dwelling.
- The main issue was:

Whether the site would be a suitable location for this residential development having regard to the effect on the character and appearance of the area and the accessibility of services and facilities.

**Decision:**

- The application was Refused at Planning Committee on 13 September 2017
- The appeal was Allowed on 28 February 2018

**Case Officer: Simon Withers 01432 260612**

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