

ITEM FOR INFORMATION - APPEALS**APPEALS RECEIVED****Application No. DCSE2006/2329/F**

- The appeal was received on 15th February, 2007
- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal is brought by The Haigh Engineering Co. Ltd.
- The site is located at Haigh Engineering Co Ltd, Alton Road, Ross-On-Wye, Herefordshire, HR9 5NG
- The development proposed is Erection of 3 storey office block, amended car parking and landscaping.
- The appeal is to be heard by Written Representations

Case Officer: Steven Holder on 01432 260479

Application No. DCSW2006/1811/F

- The appeal was received on 19th February, 2007
- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal is brought by Mrs G M Windows
- The site is located at Cusop Village Hall, Cusop, Hay-on-Wye, Herefordshire.
- The development proposed is Proposed conversion of dis-used Church Hall into a dwelling and proposed new vehicular access.
- The appeal is to be heard by Hearing

Case Officer: Andrew Prior on 01432 261932

Application No. DCSE2006/3883/F

- The appeal was received on 1st March, 2007
- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal is brought by Mr & Mrs C Edwards
- The site is located at West Ridge, Ashfield Park Road, Ross-On-Wye, Herefordshire, HR9 5AS
- The development proposed is Single storey extension to the rear of existing flats to create an additional 2 No. 2 bedroomed flats with 4 car parking spaces.
- The appeal is to be heard by Written Representations

Case Officer: Duncan Thomas on 01432 261974

Application No. DCSE2006/3409/O

- The appeal was received on 7th March, 2007
- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal is brought by Mr B Tapsell
- The site is located at Plot 4, Burrups Lane, Gorsley, Herefordshire HR9 7FA

Further information on the subject of this report is available from the relevant Case Officer

- The development proposed is Outline permission for one dwelling
- The appeal is to be heard by Written Representations

Case Officer: Steven Holder on 01432 260479

APPEALS DETERMINED

Enforcement Notice EN2006/0044/ZZ

- The appeal was received on 14th July 2006
- 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 & Mrs Jenkins
- The site is located at Westlea, Westbrook, Hay-on-Wye, Herefordshire, HR3 5SY
- The breach of planning control alleged in this notice is:
Without planning permission, change of use of the land from uses in association with an equine enterprise and agricultural purposes to a mixed use of equine, agricultural and the siting of a caravan for residential purposes.
- The requirements of the notice are:
 - (i) *Cease the residential use of the land*
 - (ii) *Permanently remove the caravan from the land*
 - (iii) *Remove any materials that arise from the removal of the caravan.*
- The main issue is whether the proposal constitutes an exception to normal policies restricting residential development in open countryside.

Decision: The appeal was DISMISSED on 15th February 2007

The Enforcement Notice was upheld with variations to the period for compliance

An application by the appellant against the Council for the award of costs was DISMISSED

Case Officer: Andrew Prior on 01432 261932

Application No. DCSW2005/2948/F

- The appeal was received on 4th May 2006
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal was brought by Mr D W Jenkins & Mrs M A Jenkins
- The site is located at Westlea, Westbrook, Hay on Wye, Herefordshire, HR3 5SY
- The application, dated 13th September 2005, was refused on 1st November 2005
- The development proposed was proposed new dwelling. Change of use of the cabin to provide facilities for clients, with office space. Alternative site for outdoor manege.
- The main issue is whether the proposal constitutes an exception to normal policies restricting residential development in open countryside.

Decision: The appeal was DISMISSED on 15th February 2007

An application by the appellant against the Council for the award of costs was DISMISSED

Case Officer: Andrew Prior on 01432 261932

Further information on the subject of this report is available from the relevant Case Officer

Application No. DCSE2005/4133/F

- The appeal was received on 29th August 2006
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal was brought by Mr & Mrs K Bullock
- The site is located at Linton Rise, Smallbrook Road, Ross-On-Wye, Herefordshire, HR9 7DW
- The application, dated 20th December 2005, was refused on 13th February 2006
- The development proposed was Retrospective permission for a conservatory.
- The main issue is whether the conservatory preserves or enhances the character or the appearance of the Ross-On-Wye Conservation Area.

Decision: The appeal was DISMISSED on 20th February 2007

Case Officer: Yvonne Coleman on 01432 383083

Application No. DCSE2006/1520/F

- The appeal was received on 5th September 2006
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal was brought by Mr A Sargeantson
- The site is located at Wyevern, Walford Road, Ross-on-Wye, Herefordshire, HR9 5PT
- The application, dated 4th May 2006 was refused on 10th July 2006
- The development proposed was Alterations and single storey extension to existing flat.
- The main issue is the effect of the proposed extension on the living conditions of the occupants of 2 Tudorville Place.

Decision: The appeal was DISMISSED on 21st February 2007

Case Officer: Duncan Thomas on 01432 261974

Application No. DCSE2006/0170/F

- The appeal was received on 10th October 2006
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal was brought by Mr D Laws
- The site is located at Lady Garden Cottage, Brockhampton, Herefordshire, HR1 4TQ.
- The application, dated 28 December 2005, was refused on 17 March 2006.
- The development proposed was Glazed conservatory to side of apple store gallery, to be used as reception and refreshment area.
- The main issue is the effect of the proposed conservatory on the character and appearance of the existing building and, in turn, the Wye Valley Area of Outstanding Natural Beauty (AONB).

Decision: The appeal was UPHeld on 22nd February 2007

Case Officer: Steven Holder on 01432 260479

Application No. DCSE2006/0260/F

- The appeal was received on 4th October 2006
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal was brought by A Price
- The site is located at The Paddocks Riding School, Lea Bailey, Ross-on-Wye, Herefordshire, HR9 5TY
- The application, dated 20th January 2006, was refused on 17th March 2006
- The development proposed was Proposed private dwelling
- The main issue is the effect of the proposal bungalow on the character and appearance

Decision: The appeal was DISMISSED on 27th February 2007

Case Officer: Steven Holder on 01432 260479

Application No. DCSE2006/0637/O

- The appeal was received on 5th September 2006
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal was brought by Mr L Marshall
- The site is located at Ballard Lodge, 39 Eastfield Road, Ross, Herefordshire, HR9 5JZ
- The application, dated 2nd March 2006, was refused on 12th April 2006
- The development proposed was Erection of a dwelling
- The main issues are the effect of the proposed dwelling on the character and appearance of Walford Road having regard to its location within the Wye Valley of Outstanding Natural Beauty and near the Ross-on-Wye Conservation Area and its effect on the living conditions of the occupiers of Ballard Lodge and its effect upon highway safety.

Decision: The appeal was DISMISSED on 27th February 2007

Case Officer: Yvonne Coleman on 01432 303083

Application No. DCSE2006/0171/F

- The appeal was received on 6th December 2006
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal was brought by Persimmon Homes Ltd
- The site is located at On A40 (T) highway between the junction of A40 (T)/A449 and Rudhall Brook, Ross-on-Wye, Herefordshire
- The application, dated 16th January 2006
- The development proposed was Three arm roundabout on the alignment of the existing A40 (T)
- The main issue is landscape impact

Decision: The appeal was DISMISSED on 28th February 2007

Case Officer: Steven Holder on 01432 260479

Application No. DCSW2006/0405/F

- The appeal was received on 26th July 2006
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal was brought by Mr N.H Williams
- The site is located at Tonteg, Pool Pardon, Clifford, Herefordshire, HR3 5HQ
- The application, dated 30th January 2006, was refused on 30th March 2006
- The development proposed was Erection of detached single storey dwelling.
- The main issues are whether the proposed dwelling is acceptable in this location and the effect on the character and appearance of the area, which is within an AGLV.

Decision: The appeal was DISMISSED on 1st March 2007

Case Officer: Angela Tyler on 01432 260372

Application No. DCSE2006/1841/F

- The appeal was received on 25th October 2006
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal was brought by Mr S Preece
- The site is located at Land adjoining Monkswalk Cottage, Much Marcle, Ledbury, Herefordshire, HR8 2LY
- The application, dated 6th June 2006, was refused on 11th September 2006
- The development proposed was Erection of five dwellings and relocation of vehicular access.
- The main issue is the effect of the proposed development on Much Marcle Conservation Area and whether it would preserve or enhance its character or appearance including the impact on the setting of two listed buildings.

Decision: The appeal was UPHELD on 2nd March 2007

Case Officer: Julie Preston on 01432 260536

Application No. DCSE2006/2310/O

- The appeal was received on 1st December 2006
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal was brought by Mr A Maunders
- The site is located at The Plot, Warblington, Bannuttree Lane, Bridstow, Ross-on-Wye, Herefordshire, HR9 6AJ
- The application, dated 17th July 2006 was refused on 5th September 2006
- The development proposed was One dwelling
- The main issue is Bridstow is a sustainable community and the proposal would thus conflict unacceptably with the primary thrust of planning policy restricting housing in open countryside

Decision: The appeal was DISMISSED on 2nd March 2007

Case Officer: Duncan Thomas on 01432 261974

Application No. DCSE2006/1816/F

- The appeal was received on 25th October 2006
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal was brought by Mr S Preece
- The site is located at Land adjoining Monkswalk Cottage, Much Marcle, Ledbury, Herefordshire, HR8 2LY
- The application, dated 6th June, was refused on 11th September 2006
- The development proposed was Erection of five dwellings and relocation of vehicular access.
- The main issue is the effect of the proposed development on Much Marcle Conservation Area and whether it would preserve or enhance its character or appearance including the impact on the setting of two listed buildings.

Decision: The appeal was DISMISSED on 2nd March 2007

Case Officer: Julie Preston on 01432 260536

Application No. DCSE2006/0471/F

- The appeal was received on 12th October 2006
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal was brought by Mr C J Winney
- The site is located at Highfield, Brampton Abbots, Ross-on-Wye, Herefordshire, HR9 7JG
- The application, dated 11th February 2006, was refused on 7th April 2006
- The development proposed was Extensions to existing workshop/stores.
- The main issue is the effect of the proposal on highway safety.

Decision: The appeal was UPHELD on 2nd March 2007

Case Officer: Duncan Thomas on 01432 261974

Application No. DCSE2006/1060/F

- The appeal was received on 12th October 2006
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal was brought by Mr C Winney
- The site is located at Highfield, Brampton Abbots, Ross-On-Wye, Herefordshire, HR9 7JG
- The application, dated 1st April 2006, was refused on 25th May 2006
- The development proposed was Use of land for storage without complying with Condition 3 on Planning Permission SE2002/2519/F dated 20/11/02.
- The main issue is the effect of the proposal on highway safety.

Decision: The appeal was UPHELD on 2nd March 2007

Case Officer: Duncan Thomas on 01432 261974

Application No. DCSW2006/0932/F

- The appeal was received on 7th November 2006
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal was brought by A F & D E Beken
- The site is located at Gworlodith, Newton St. Margarets, Herefordshire, HR2 0QT
- The application, dated 6th March 2006, was refused on 3rd May 2006
- The development proposed was a general purpose steel frame building for housing livestock, machinery and fodder.
- The main issue is the effect of the proposal on the character and appearance of the area.

Decision: The appeal was DISMISSED on 2nd March 2007

Case Officer: Angela Tyler on 01432 260372

Application No. DCSE2006/0886/O

- The appeal was received on 22nd August 2006
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal was brought by Mr D Phillips
- The site is located at Land at Former British Lion, Fawley, Kings Caple, Hereford, HR1 4UQ.
- The application, dated 20th March 2006, was refused on 4th May 2006
- The development proposed was Erection of 1 No. new residential unit.
- The main issues are:
 - (i) *The effect of the proposal on the character and appearance of the surrounding area which lies within the countryside and the Wye Valley Area of Outstanding Natural Beauty (AONB).*
 - (ii) *The implications of the proposal for the need to travel.*

Decision: The appeal was DISMISSED on 8th March 2007

An application for the award of costs made by the Council against the appellant was UPHELD

Case Officer: Charlotte Atkins/Julie Preston on 01432 260536

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