

**ITEM FOR INFORMATION - APPEALS****APPEALS RECEIVED****Application No. DCSE2007/0299/O**

- The appeal was received on 16th May 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 Hobbs
- The site is located at Land at Old Gloucester Road [Rainbow International], Ross-on-Wye, Herefordshire, HR9 5JG
- The development proposed is Outline planning for the erection of eight flats in two, two-storey buildings with ancillary works.
- The appeal is to be heard by Written Representations

**Case Officer: Steven Holder on 01432 260479**

**Application No. DCSE2007/0311/F**

- The appeal was received on 18th May 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 C Winney
- The site is located at Land adjoining 1 Doward Place, Goodrich, Ross-on-Wye, Herefordshire, HR9 6HY
- The development proposed is Amended siting of dwelling permitted on application number DCSE2004/3644/F dated 17/04/05. Variation of Condition No. 2
- The appeal is to be heard by Written Representations

**Case Officer: Steven Holder on 01432 260479**

**Application No. DCSE2006/3070/F**

- The appeal was received on 23rd May 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 Wilton Hall Property Ltd.
- The site is located at Wilton Hall, Wilton Lane, Wilton, Ross-On-Wye, Herefordshire, HR9 6AH
- The development proposed is Replacement conservatory/living room.
- The appeal is to be heard by Hearing

**Case Officer: Duncan Thomas on 01432 261974**

**Application No. DCSE2006/3071/L**

- The appeal was received on 23rd May 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 Wilton Hall Property Ltd.

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

- The site is located at Wilton Hall, Wilton Lane, Wilton, Ross-On-Wye, Herefordshire, HR9 6AH
- The development proposed is Replacement conservatory/living room.
- The appeal is to be heard by Hearing

**Case Officer: Duncan Thomas on 01432 261974**

## **APPEALS DETERMINED**

### **Enforcement Notice EN2006/0042/ZZ**

- The appeal was received on 5th October 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 J Edwards
- The site is located at Jays Park, Two Parks Farm, Linton, Ross-On-Wye, Herefordshire, HR9 7UH
- The breach of planning control alleged in this notice is:  
*Without planning permission, the unauthorised change of use of the land for the siting of caravans and residential use thereof.*
- The requirements of the notice are:
  - (i) *Cease the residential use of the land.*
  - (ii) *Remove the Caravans from the land and all associated works and equipment from the land.*
  - (iii) *Remove all materials that arise from the removal of the caravan and all associated works and equipment from the land.*
  - (iv) *Restore the land to its condition before the breach took place by reseeding the grass and other such work as is necessary to return its agricultural land quality to at least that which it formally was.*
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- The main issue is the effect of the proposal on the character and appearance of the area.

Decision: The appeal was DISMISSED on 10<sup>th</sup> May 2007

**Case Officer: Steven Holder on 01432 260479**

### **Enforcement Notice EN2006/0043/ZZ**

- The appeal was received on 29th December 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 J Edwards
- The site is located at Jays Park, Two Parks Farm, Linton, Ross-On-Wye, Herefordshire
- The breach of planning control alleged in this notice is:  
*Without planning permission, the construction of unauthorised walls, gate-piers, fencing and gates on the land.*
- The requirements of the notice are:
  - (i) *Demolish and remove the walls, gate-piers, fencing and gates.*

- (ii) *Remove all materials that arise from the removal of the walls, gate-piers, fencing and gates.*
  - (iii) *Restore the land to its condition before the breach took place by planting a hedgerow in place of the wall. The hedgerow should consist of 40% Crataegus Monogyna (Hawthorn), 30% Corylus Avellana (Hazel), 10% Ilex Aquifolium (Holly). The hedging plants are to be 60-80cm in height and are to be planted in a staggered row, 450mm apart, allowing 7 plants per linear metre.*
  - (iv) *A 400mm high plastic spital rabbit guard should be erected to protect the plants. These guards should be supported by a 750mm stake or cane.*
  - (v) *The hedgerow should be maintained for a period of five years following planting, ensuring adequate watering and fertilising. Any dead, diseased or damaged plants are to be replaced annually.*
- The main issue is the effect of the proposal on the character and appearance of the area.

Decision: The appeal was DISMISSED on 10<sup>th</sup> May 2007

**Case Officer: Steven Holder on 01432 260479**

**Application No. DCSE2006/2644/F**

- The appeal was received on 21st 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 Mr L Edwards
- The site is located at Two Parks Farm, Upton Bishop, Ross-on-Wye, Herefordshire, HR9 7UH
- The application, dated 10<sup>th</sup> August 2006, was refused on 20<sup>th</sup> September 2006
- The development proposed was Continued use of land for the stationing of 2No mobile homes for a three-year period.
- The main issues are the effect of the proposal on the character and appearance of the area, and the character and setting of buildings listed as being of architectural and/or historic interest (listed building).

**Decision:** The appeal was UPHELD on 22<sup>nd</sup> May 2007

**Case Officer: Yvonne Coleman on 01432 383083**

**Application No. DCSE2006/2329/F**

- The appeal was received on 15th February 2007
- 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 The Haigh Engineering Co. Ltd.
- The site is located at Haigh Engineering Co Ltd, Alton Road, Ross-On-Wye, Herefordshire, HR9 5NG
- The application, dated 6<sup>TH</sup> July 2006, was refused on 27<sup>th</sup> September 2006
- The development proposed was Erection of 3 storey office block, amended car parking and landscaping.
- The main issue is design and and character appropriate to the locality

Decision: The appeal was ALLOWED on 22<sup>ND</sup> May 2007

**Case Officer: Steven Holder on 01432 260479**

**Application No. DCSW2006/1298/F**

- The appeal was received on 5th 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 National Grid
- The site is located at Land adjacent to Peterstow Compressor Station, Treadow off the A4137 Hentland, Herefordshire, Grid. Ref. SO: 545/240
- The application, dated 4<sup>th</sup> May 2006, was refused on 25<sup>th</sup> August 2006
- The development proposed was New natural gas pressure reduction installation and associated works. (Tie-in to existing Peterstow compressor station and No. 2 feeder outside the compressor station and extension to existing site access road).
- The main issue is the impact of the proposed development on the landscape quality of the area.

**Decision:** The appeal was WITHDRAWN on 23<sup>rd</sup> May 2007

**Case Officer: Mike Willmont on 01432 260612**

**Hedgerow Removal Notice DCSW2006/3146/H**

- Herefordshire Council served a Hedgerow Retention Notice, in respect of the above Hedgerow Removal Notice on 9th November 2006
- The appeal against the Hedgerow Retention Notice was received on 20th December 2006
- The appeal was made under The Environment Act 1995, Section 97 and The Hedgerow Regulations 1997, Regulation 9 against a Hedgerow Retention Notice
- The appeal was brought by Mr J.F. and H.C. Benjamin
- The site is located at Old Garden, Garway Hill, Herefordshire
- The main issue is whether the hedgerow should be regarded as important and if so, whether there is sufficient reason to justify its removal.

**Decision:** The appeal was dismissed on 8th May 2007

**Case Officer: Bridgit Symons on 01432 383507**

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