

4. ITEM FOR INFORMATION - APPEALS**APPEALS RECEIVED****Application No. SW2003/0172/O**

- The appeal was received on 10th September 2003
- 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 J P Beavan
- The site is located at Land adjacent to Thornberry, Clehonger, Hereford, HR2 9SE
- The development proposed is Proposed site for residential purposes
- The appeal is to be heard by Written Representations

Case Officer: Mrs Angela Tyler on 01432 260372

Application No. SW2003/0264/F

- The appeal was received on 8th September 2003
- 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 Dr. P Harris
- The site is located at Lilac Cottage, Ridge Hill, Hereford, HR2 8AD
- The development proposed is Replacement two-storey garage building incorporating surgery/office
- The appeal is to be heard by Written Representations

Case Officer: Mr Andrew Prior 01432 261932

Application No. SE2003/0501/F

- The appeal was received on 11th September 2003
- 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 S Edwards
- The site is located at 2 Millbrook Cottage, Pontshill, Ross-on-Wye, Herefordshire
- The development proposed is change of use of garages, utility/store and single storey extension to form additional residential accommodation
- The appeal is to be heard by Written Representations

Case Officer: Mr Steven Holder 01432 260479

APPEALS DETERMINED

- The appeal is made under section 174 of the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991
- The appeal is brought by South Wales Poles and Cables against an enforcement notice issued by Herefordshire Council
- The notice was issued on 20th March, 2003

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

- The breach of planning control as alleged in the notice is the change of use of the land from that of agriculture to that of the storage of telegraph poles and stores
- The requirements of the notice are to cease the use of the land for the storage of telegraph poles and associated stores and remove the said telegraph poles and associated stores from the land
- The period for compliance with the requirements is 28 days

Decision: The appeal was **Dismissed** on 1st September, 2003

Case Officer: Mr Andrew Prior on 01432 261932

Application No. SE2002/1048/L

- The appeal was received on 31st January 2003
- 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 K Johnson
- The site is located at Wilton Hall, Wilton, Ross-On-Wye, Herefordshire.
- The application, dated 10th April 2002, was refused on 31st July 2002
- The development proposed was Conversion & change of use from nursing home to 10 flats.
- The main issues in this case are (1) the impact of the proposed works upon the listed building and its setting; (2) whether the proposed development would preserve or enhance the character or appearance of the conservation area; (3) the impact of the proposed development upon the living conditions of neighboring occupiers, with particular regard to noise and disturbance.

Decision: The appeal was **Allowed** on 3rd September, 2003

Case Officer: Mike Willmont on 01432 260612

Application No. SE2002/1049/F

- The appeal was received on 31st January 2003
- 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 K Johnson
- The site is located at Wilton Hall, Wilton, Ross-on-Wye, Herefordshire
- The application, dated 10th April 2003 was refused on 31st July 2002
- The development proposed was Conversion of nursing home into 10 flats.
- The main issues in this case are (1) the impact of the proposed works upon the listed building and its setting; (2) whether the proposed development would preserve or enhance the character or appearance of the conservation area; (3) the impact of the proposed development upon the living conditions of neighboring occupiers, with particular regard to noise and disturbance.

Decision: The appeal was **Allowed** on 3rd September, 2003

Case Officer: Mike Willmont on 01432 260612

Application No. SW2002/3251/O

- The appeal was received on 9th June 2003
- 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 P Wright

- The site is located at 2 Rosemary Lane, Madley, Hereford, HR2 9LS
- The application, dated , was refused on
- The development proposed was Erection of detached dwelling.
- The main issues are the effect of the proposal on the character and appearance of the area, and the implications of the approved but unimplemented extension at No 2 Rosemary Lane for the living conditions of the future occupiers of the new dwelling by reason of overlooking

Decision: The appeal was **Dismissed** on 16th September, 2003

Case Officer: Mr Andrew Prior on 01432 261932

Application No. EN2003/003/ZZ

- The appeal was made under Section 174 of the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991
- The appeal was brought by Mr B Morgan against an enforcement notice
- The notice was issued on 20 March, 2003
- The breach of planning control as alleged in the notice is: change of use of the land from that of agricultural use to that of a parking/operating centre for heavy goods vehicles
- The requirement of the notice is: cease the use of the land as operating/parking centre for heavy goods vehicles
- The period for compliance with the requirement is 28 days
- The appeal is proceeding on ground (c) as set out in section 174(2) of the 1990 Act. Since the prescribed fees have not been paid with the specified period, the deemed application for planning permission does not fall to be considered

Decision: The appeal was **Dismissed** and the notice upheld

Case Officer: Mr Andrew Prior on 01432 261932

Application No. SE2002/3119/A

- The appeal was received on 13th February 2003
- The appeal is made under the Town and Country Planning (Control of Advertisements) Regulations 1992 against a refusal to grant advertisement consent
- The appeal was brought by JP Holmes
- The site is located at Rock Farm, (site on North side of A40), Lea, Nr Ross-on-Wye, Herefordshire, HR9 7JZ
- The application, dated 22nd October 2003, was refused on 4th December 2002
- The development proposed was Free standing 'V' sign.
- The main issue is whether the display of the signs for a limited period would harm the appearance of the area. Whether the signs would distract the attention of road users

Decision: The appeal was **Allowed** and consent granted for the display of the freestanding signboards on the terms set out below in the Formal Decision

Case Officer: Mr Steven Holder on 01432-260479

Application No. SE2003/0976/F

- The appeal was received on 16th June 2003
- 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 Casepress Ltd

- The site is located at Corner Site, Henry Street & Croft Lane, Ross on Wye, Herefordshire HR9 7AA
- The application, dated 25th March, 2003, was refused on 21st May, 2003
- The development proposed was Erection of two No. 3 bed semi-detached dwellings.
- The main issue is the effect of the development on the conditions enjoyed by the residents and other users of The Stag Public House, with particular reference to daylight and outlook

Decision: The appeal was **Allowed** on 25th September, 2003

Case Officer: Mr Steven Holder on 01432-260479

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