

ITEM FOR INFORMATION - APPEALS**APPEALS RECEIVED****Application No. DCSW2008/2439/F**

- The appeal was received on 22nd February 2009
- 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 Michaelchurch Estate
- The site is located at Former Victoria Inn, Urishay Road, Michaelchurch Escley, Herefordshire,
- HR2 0JX
- The development proposed is Restoration and conversion of former Victoria Inn to dwelling. Bat loft and associated garage.
- The appeal is to be heard by Written Representations

Case Officer: Andrew Prior on 01432 261932

APPEALS DETERMINED**Application No. DCSE2008/0526/F**

- The appeal was received on 28 October 2008
- 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 GJ Jones
- The site is located at Great Howle Farm, Howle Hill, Ross-on-Wye, Herefordshire, HR9 5SL
- The application dated 25 February 2008 was refused on 28 April 2008
- The development proposed was Proposed erection of wind turbine on a fifteen metre monopole.
- The main issue is the effect of the proposed development on the character and appearance of the surrounding area.

Decision: The application was refused under Delegated Powers on 28 April 2008.
The appeal was ALLOWED on 2 March 2009

Case Officer: Duncan Thomas on 01432 261974

Application No. DCSE2008/0019/O

- The appeal was received on 31 July 2008
- 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 Palmer
- The site is located at Land adjacent to Hazelnut Cottage, Llangrove, Ross-on-Wye, Herefordshire, HR9 6EZ
- The application dated 13 December 2007 was refused on 29 February 2008
- The development proposed was Site for proposed dwelling (max 90 square metres/2 bed).

- The main issues are:- (a) the character and appearance of the surrounding area, with particular regard to development plan policies seeking to encourage low cost housing, (b) the living conditions for future occupiers and (c) highway safety

Decision: The application was refused under Delegated Powers on 29 February 2008
The appeal was DISMISSED on 17 February 2009

Case Officer: Ed Thomas on 01432 260479

Application No. DCSE2007/3043/F Appeal A

- The appeal was received on 18 June 2008
- 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 Kewmoor
- The site is located at Kings Head Hotel, High Street, Ross-on-Wye, Herefordshire
- The application dated 20 September 2007 was refused on 5 December 2007
- The development proposed was Conversion of and first and second floor extension to disused garage building at rear of hotel to create three storey building of 9 no. flats.
- The main issues are The effects of the proposals on the desirability of preserving the building or its setting or any features of special architectural or historic interest of the building and on the character and appearance of the area bearing in mind the appeal site's location in the Ross-on-Wye Conservation Area; The effects of both schemes on the living conditions of neighbours, particularly those in Kings Head Mews and, for appeal A only, the effects on the amenities of future occupiers of the proposed flats with regard to dedicated outdoor amenity space, natural light and ventilatin; whether, in view of the proposed lighting and mechanical ventilation arrangements for certain flats in the appeal A scheme, this would be a sustainable form of development; and the effects of both proposed developments on highway safety.

Decision: This application was refused by Committee contrary to Officer Recommendation on 5 December 2007.
The appeal was ALLOWED on 28 January 2009

Case Officer: Ed Thomas on 01432 261961

Application No. DCSE2008/0404/F Appeal B

- The appeal was received on 24th July 2008
- 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 Kewmoor
- The site is located at Land to the rear of the Kings Head Hotel, High Street, Ross-on-Wye, Herefordshire, HR9 5HL
- The application dated 13 February 2008 was refused on 10 April 2008
- The development proposed was Proposed conversion of disused garage building at rear of hotel to eight dwellings.
- The main issues are The effects of the proposals on the desirability of preserving the building or its setting or any features of special architectural or historic interest of the building and on the character and appearance of the area bearing in mind the appeal site's location in the Ross-on-Wye Conservation Area; The effects of both schemes on the living conditions of neighbours, particularly those in Kings Head Mews and, for appeal A only, the

effects on the amenities of future occupiers of the proposed flats with regard to dedicated outdoor amenity space, natural light and ventilation; whether, in view of the proposed lighting and mechanical ventilation arrangements for certain flats in the appeal A scheme, this would be a sustainable form of development; and the effects of both proposed developments on highway safety

Decision: This application was refused under Delegated Powers on 10 April 2008.
The appeal was ALLOWED on 28 January 2009

Case Officer: Ed Thomas on 01432 261961

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