

Town and Country Planning Act 1990  
Planning and Compensation Act 1991

## PLANNING PERMISSION

**Applicant:**

Mr. A J Davison  
Redbank  
Ledbury  
Herefordshire  
HR8 2JL

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Date of application: 27 May 1999

Application code: **NE1999/1653/F**

Grid ref: 6653,3865

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Proposed development:

**SITE:** Knapp Farm, Pixley, Ledbury, Herefordshire, HR8 2QB  
**DESCRIPTION:** Change of use of redundant farm building to make agricultural items and construction of new access road from A4172

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THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL hereby gives notice in pursuance of the provisions of the above Acts that PLANNING PERMISSION has been GRANTED for the development described above in accordance with the application and plans submitted to the authority subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in all respects strictly in accordance with the approved plans.

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

3. The hours during which working may take place shall be restricted to 8.00 am to 6.00 pm Mondays to Fridays and 8.00 am to 1.00 pm on Saturdays. There shall be no such working on Sundays or Public Holidays.

Reason: To safeguard the amenities of the locality.

4. The access road shall be constructed to a minimum of base course level within 6 months of the date of this permission and completed within 12 months unless otherwise agreed in writing with the Local Planning authority.

Reason: To ensure the early provision of the access in the interests of highway safety.

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5. None of the existing trees/hedgerows on the site (other than those specifically shown to be removed on the approved drawings) shall be felled or otherwise removed or destroyed without the prior consent in writing of the Local Planning Authority.

Reason: To safeguard the amenity of the area.

6. The existing field gate access north of the new entrance on the A4172 Gloucester Road shall be permanently closed on formation of the new access. Details of the means of closure shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the safe and free flow of traffic using the adjoining County highway.

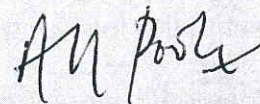
7. No goods, plant, material or machinery shall be deposited or stored outside the building hereby permitted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the appearance of the locality.

8. The use hereby permitted shall be limited to the manufacture of polytunnels and associated agricultural items.

Reason: In order to clarify the terms of this permission.

Northern Divisional Planning Office  
Lion House  
Broad Street  
Leominster  
Herefordshire  
HR6 8BT



Northern Divisional Planning Officer

**Decision Date: 23 July 1999**

#### NOTES

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. In particular consent may be required under the Building Regulations.

#### Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within 6 months of the date of this notice, using a form which you can get from the Planning Inspectorate at Tollgate House, Houlton Street, Bristol, BS2 9DJ.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

#### Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.