

ITEM FOR INFORMATION - APPEALS**APPEALS RECEIVED****Application No. DCSE0009/1208/F**

- The appeal was received on 2 December 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 E R & R E P
- The site is located at Upper Foxhall, Phocle Green, Ross-On-Wye, Herefordshire, HR9 7TN
- The development proposed was the conversion of and alterations to redundant period barn
- The appeal is to be heard by Written Representations

Case Officer: Charlotte Atkins 01432 260536

APPEALS DETERMINED**Application No. DCSW2009/0329/RM**

The appeal was received on 21 May 2009

- 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 Davies
- The site is located at land at Rangers Lodge, Little Birch Lane, Wrigglebrook, Kingsthorpe, Hereford HR2 8AW
- The application was refused on 16 April 2009 under Delegated Powers
- The development proposed was the erection of a detached dwelling with ancillary works.
- The main issues are whether or not the reserved matters proposals would produce a satisfactory development with particular regard to the character and appearance of the locality, the living conditions of the occupiers of the adjoining dwelling, and the landscaping of the site.

Decision: The appeal was Dismissed on 19 November 2009.

Case Officer: Andrew Prior on 01432 261932

Application No. DCSW2009/0373/F

The appeal was received on 13 August 2009

- 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 Mussell
- The site is located at Land Adjoining 14 Gosmore Road, Clehonger, Hereford, Herefordshire, HR
- The application dated 16 December 2008 was refused on 17 April 2009 under Delegated Powers
- The development proposed was New three bed detached dwelling
- The main issues are 1) the effect of the character and appearance of the area; 2) the effect on the living conditions of the occupiers of No 45 Oak Crescent with particular regard to visual impact and overlooking and the provision of amenity space to the proposed dwelling and the parent property; and 3) the effect on the safety and convenience of users of the highway.

Decision: The appeal was Dismissed on 12 November 2009.

Case Officer: Angela Tyler 01432 260372

Application No. DCSW0009/1252/F

The appeal was received on 22 September 2009

- 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 Mrs Susan O'Neill
- The site is located at Caradoc, Kingstone, Hereford, Herefordshire, HR2 9EZ
- The application dated 22 March 2009 was refused on 30 July 2009 under Delegated Powers
- The development proposed was Cast iron balcony & small spiral staircase at the rear of the property and the change of a landing window to a door.
- The main issue is effect of the proposal on the living conditions of occupiers of Cider Mill Cottage (also know as 4 Little Dell), Green Court Farm and Green Court Cottage in terms of privacy and noise and disturbance.

Decision: The appeal was Dismissed on 22 October 2009.

Case Officer: Angela Tyler 01432 260372

Application No. DCSE2008/2384/F

The appeal was received on 21 May 2009

- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against Non determination
- The appeal was brought by Mr John Lee
- The site is located at The Leys, Lyne Down, Much Marcle, Ledbury, Hereford, HR8 2NS
- The application dated 19 September 2008, at Lyne Down, Much Marcle,
- The main issues are
 - (i) Whether or not the site is reasonably located in relation to services and facilities;
 - (ii) The effect of the proposal on the character and appearance of the surrounding countryside;
 - (iii) The effect of the proposal on the setting of nearby listed buildings, namely Gamage Farmhouse and the stable building;
 - (iv) The effect of the proposal on wildlife and nature conservation;
 - (v) Whether there are any material considerations to outweigh any harm arising from the first four issues, including:
 - a) The need for and provision of sites for gypsies within the area,
 - b) The accommodation needs of the appellant and his family,
 - c) The personal circumstances of the appellant and his family,
 - d) Human rights considerations.

Decision: The appeal was Dismissed on 5 October 2009.

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

Case Officer: Yvonne Coleman on 01432 383083

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