

MEETING:	PLANNING COMMITTEE
DATE:	8 AUGUST 2012
TITLE OF REPORT:	APPEALS

CLASSIFICATION: Open

Wards Affected

Countywide

Purpose

To note the progress in respect of the following appeals.

Key Decision

This is not a key decision

Recommendation

That the report be noted

APPEALS RECEIVED

Application No. N111899/O

- The appeal was received on 2 July 2012
- 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 Ms Nikki Harrison, Marsten Developments Ltd
- The site is located at Porthouse Farm, Tenbury Road, Bromyard, Herefordshire
- The development proposed is An outline application for the erection of up to 127 dwellings (35% to be affordable) with all matters except access to be reserved for future consideration
- The appeal is to be heard by Written Representations

Case Officer: Mr R Close on 01432 261803

Application No. N113184/F

- The appeal was received on 5 July 2012
- 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 Wellington Chapel
- The site is located at Chapel Cottage, Main Street, Wellington, Herefordshire, HR4 8AX
- The development proposed is Replacement dwelling.
- The appeal is to be heard by Written Representations

Case Officer: Mr C Brace on 01432 261795

Application No. N120930/FH

- The appeal was received on 5 July 2012
- 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 Wayne Lewis
- The site is located at South Winds, Dinmore, Herefordshire, HR1 3JP
- The development proposed is Proposed first floor and single storey extensions.
- The appeal is to be heard by Householder Procedure

Case Officer: Mr C Brace on 01432 261795

Application No. S113119/F

- The appeal was received on 18 July 2012
- 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 Mrs Alison Dean
- The site is located at Doward Park Campsite, Great Doward, Symonds Yat, Ross on Wye, Herefordshire, HR9 6BP
- Proposed new vehicular entrance parking and turning area to service existing managers mobile home.
- The appeal is to be heard by Written Representations

Case Officer: Mr D Thomas on 01432 261974

Application No. S120210/F

- The appeal was received on 19 July 2012
- 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 Carlos Felices
- The site is located at Castle Lodge Hotel, Green Court, Wilton, Herefordshire, HR9 6AD
- Removal of Conditions 13 and 16 of Planning Permission
- DMS/102971/F. To remove conditions linking the ancillary use of the restaurant to the hotel.
- The appeal is to be heard by Written Representations

Case Officer: Andrew Prior on 01432 261932

APPEALS DETERMINED**Application No. S110750/V**

- The appeal was received on 25 November 2011
- 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 Stuart Sayce
- The site is located at Smallbrook Farm, Clehonger, Herefordshire, HR2 9TP
- The application dated 22 March 2011 was refused on 4 July 2011
- The development proposed was additional commercial storage containers
- The main issue is whether at the date of the application was made the proposed stationing of storage containers would have amounted to development for which planning permission would have been required

Decision: The application was refused under delegated powers on 4 July 2012
The appeal was dismissed on 18 June 2012.

Case Officer: Ms Kelly Gibbons on 01432 261781

Application No. S111901/F

- The appeal was received on 21 December 2011
- 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 S Galvin
- The site is located at Friars House, 9 Friars Street, Hereford, HR4 0AS
- The application dated 13 July 2011 was refused on 12 October 2011
- The development proposed was the demolition of existing building and construction of 3 storey block of 6 apartments
- The main issues are (i) the effect of the proposed development on the character and appearance of the Hereford Central Conservation Area and the adjoining locality; (2) the effect on the living conditions of adjoining occupiers and whether the proposed development would provide satisfactory living conditions for its future occupants and (3) whether the absence of the car parking would have a harmful effect on highway safety and local parking conditions

Decision: The application was refused by Committee, contrary to Officer Recommendation, on 12 October 2011
The appeal was dismissed on 22 June 2012

Case Officer: Ms Kelly Gibbons on 01432 261781

Application No. S111902/C

- The appeal was received on 13 January 2012
- 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 S Galvin
- The site is located at Friars House, 9 Friars Street, Hereford, HR4 0AS
- The application dated 13 July 2012 was refused on 12 October 2011
- The development proposed was the demolition of existing building and construction of 3 storey block of 6 apartments
- The main issue is the effect of the proposed demolition on the character and appearance of the conservation area

Decision: The application was refused by Committee, contrary to Officer Recommendation, on 12 October 2011
The appeal was dismissed on 22 June 2012

Case Officer: Ms Kelly Gibbons on 01432 261781

Application No. S112878/A

- The appeal was received on 14 February 2012
- 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 Owner and/or Occupier
- The site is located at Tile Giant, 44b Holmer Road, Hereford, Herefordshire, HR4 9RS
- The application dated 13 October 2011 was refused on 9 December 2011
- The development proposed was a fascia sign over shop front, panel sign on gable.(retrospective)
- The main issue is the effect of the proposed sign on the character and appearance of the area

Decision: The application was refused under delegated powers on 9 December 2011
The appeal was allowed on 25 June 2012.

Case Officer: Mark Lane on 01432 260 474

Application No. S112967/F

- The appeal was received on 26 January 2012
- 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 Anthea Morton-Saner
- The site is located at Nupend Barn, Woolhope, Herefordshire, HR1 4QH
- The application dated 3 November 2011 was refused on 23 December 2011
- The development proposed was proposed solar photovoltaic panels attached to roof.
- The main issue is the impact of the proposal on the special architectural and historic interest of this listed building

Decision: The application was refused under delegated powers on 23 December 2011
The appeal was Dismissed on 28 June 2012

Case Officer: Mr Edward Thomas on 01432 260479

Application No. S112474/F

- The appeal was received on 13 January 2012
- 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 Andrews
- The site is located at 40 Blackmarston Road, Hunderton, Hereford, HR2 7AJ
- The application dated 3 August 2011 was refused on 10 November 2011
- The development proposed was the proposed demolition of garage and construction of attached two-bed dwelling
- The main issue is the effect of the proposed development on the character and appearance of the surrounding area, the effect on the living conditions of neighbours and whether acceptable parking arrangements would be provided

Decision: The application was refused under delegated powers on 10 November 2011
The appeal was dismissed on 27 June 2012

Case Officer: Ms Kelly Gibbons on 01432 261781

Application No. S112968/L

- The appeal was received on 26 January 2012
- 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 Anthea Morton-Saner
- The site is located at Nupend Barn, Woolhope, Herefordshire, HR1 4QH
- The application dated 20 October 2011 was refused on 23 December 2011
- The development proposed was Proposed solar photovoltaic panels attached to roof.
- The main issue is the impact of the proposal on the special architectural and historic interest of this listed building

Decision: The application was refused under delegated powers on 23 December 2011
The appeal was dismissed on 28 June 2012

Case Officer: Mr Edward Thomas on 01432 260479

Application No. N111371/RM

- The appeal was received on 28 October 2011
- 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 Morgan
- The site is located at Bank House, High Trees, Leintwardine, SY7 0LU
- The application dated 26 May 2011 was refused on 4 October 2011
- The development proposed was the erection of an affordable dwelling with detached garage.

- The main issue is whether the proposed details would provide an affordable dwelling

Decision: The application was refused under delegated powers on 4 October 2011
The appeal was dismissed on 8 July 2012
An application by the Council and Appellant for costs was not awarded

Case Officer: Mr C Brace on 01432 261795

Application No. N111357/F

- The appeal was received on 14 February 2012
- 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 Graham Fillery
- The site is located at Bleathwood Manor Farm, Bleathwood, Herefordshire, SY8 4LT
- The application dated 23 May 2011 was refused on 11 August 2011
- The development proposed was a replacement cattle shed on site of original cattle shed (retrospective application)
- The main issues are (i) The impact of the proposal on the setting of the Grade II listed Bleat wood Manor; (ii) The effect of its use on the living conditions of nearby residential occupiers and (iii) Whether there is a specific functional agricultural justification for the building

Decision: The application was refused under delegated powers on 11 August 2011
The appeal was dismissed on 11 July 2012

Case Officer: Mr C Brace on 01432 261795

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