

MEETING:	PLANNING COMMITTEE
DATE:	3 APRIL 2013
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 122747/O

- The appeal was received on 19 March 2013
- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against Refusal of Planning Permission
- The appeal is brought by Lioncourt Homes (Development No.10)
- The site is located at Home Farm, Belmont, Hereford, HR2 9RX
- The development proposed is Site for residential development for up to 85 dwellings with access, associated open space, landscaping, infrastructure and parking provision
- The appeal is to be heard by Inquiry

Case Officer: Ms K Gibbons on 01432 261781

Application 121573/F

- The appeal was received on 11 March 2013
- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against Refusal of Planning Permission
- The appeal is brought by Mr N Rolinson
- The site is located at Land adj to and South of Fairview, Putley, Herefordshire, HR8 2RE
- The development proposed is erection of two holiday let units
- The appeal is to be heard by Written Representations

Case Officer: Mr N Banning on 01432 383093

Application 121611/F

- The appeal was received on 14 March 2013
- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against Refusal of Planning Permission
- The appeal is brought by Mr C Bulmer
- The site is located at Mill Farm Building, Mill Lane, Credenhill, Hereford, HR4 7EJ
- The development proposed is Change of use from agricultural to B2 general industrial - re-use of existing building with extension to form workshop for kit car assembly
- The appeal is to be heard by Written Representations

Case Officer: Ms K Gibbons on 01432 261781

APPEALS DETERMINED

Application 121409/F

- The appeal was received on 13 November 2012
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against Refusal of Planning Permission
- The appeal was brought by Mr Roger Brett
- The site is located at The Oast House, adj. Gwinllan, Vinesend Lane, Cradley, Worcestershire, WR13 5NH
- The development proposed was Proposed conversion of redundant Oast House to provide a holiday home
- The main issues were:
 - The effect of the scheme on the living conditions of future occupiers and neighbouring residents.
 - Whether the works would preserve the special architectural or historic interest of this listed building and the setting of the Grade II listed Lower Vinesend Farmhouse, and, if not, whether there are any public benefits that would outweigh that harm.

Decision:

- The application was refused under delegated powers on 2 August 2012
- The appeal was dismissed on 5 March 2013

Case Officer: Mr N Banning on 01432 383093

Application 121410/L

- The appeal was received on 13 November 2012
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against Refusal of Listed Building Consent
- The appeal was brought by Mr Roger Brett
- The site is located at The Oast House, adj. Gwinllan, Vinesend Lane, Cradley, Worcestershire, WR13 5NH
- The development proposed was Proposed conversion of redundant Oast House to provide a holiday home
- The main issues were:
 - Whether the works would preserve the special architectural or historic interest of this listed building and the setting of the Grade II listed Lower Vinesend Farmhouse, and, if not, whether there are any public benefits that would outweigh that harm.

Decision:

- The application was approved, under delegated powers, on 2 August 2012
- The appeal was dismissed on 5 March 2013

Case Officer: Mr N Banning on 01432 383093

Application 121484/F

- The appeal was received on 13 November 2012
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against Refusal of Planning Permission
- The appeal was brought by Mr Keith Ellis

- The site is located at Land adjoining Forest Lodge, Dark Lane, Leintwardine, Ludlow, Herefordshire, SY7 0LJ
- The development proposed was Erection of dormer style dwelling with access
- The main issues were:
 - The effect of the proposal on the character and appearance of the area
 - The effect on the living conditions of neighbouring residential properties, with particular regard to privacy and any overbearing impact.

Decision:

- The application was refused under delegated powers on 17 July 2012
- The appeal was dismissed on 7 March 2013

Case Officer: Mr C Brace on 01432 261947

Application 113491/F

- The appeal was received on 10 December 2012
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against Refusal of Planning Permission
- The appeal was brought by Mr Nick Rawlins
- The site is located at 1 Birtletons, Upton Bishop, Herefordshire, HR9 7UF
- The development proposed was Erection of 3 bedroom house.
- The main issue was:
 - Whether the proposal should be permitted in the light of national and local planning policies on sustainable development in rural areas.

Decision:

- The application was refused on 6 June 2012
- The appeal was dismissed on 7 March 2013

Case Officer: Mr S Withers on 01432 260612

Application 122744/FH

- The appeal was received on 4 February 2013
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against Refusal of Planning Permission (Householder)
- The appeal was brought by Mr A Young
- The site is located at Tagfield Cottage, Stoke Prior, Leominster, Herefordshire, HR6 0LG
- The development proposed was Two bay open garage (cart shed) with bike store at rear
- The main issue was:
 - The effect of the proposal on the character and appearance of the surrounding area.

Decision:

- The application was refused under delegated powers on 13 December 2012
- The appeal was dismissed on 8 March 2013

Case Officer: Mr M Tompkins on 01432 261795

Application 122729/FH

- The appeal was received on 7 February 2013
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against Refusal of Planning Permission (Householder)
- The appeal was brought by Mrs Janet Dunn
- The site is located at The Hop Barn, Hope House Lane, Stanford Bishop, Herefordshire, WR6 5TZ
- The development proposed was Single storey extension.
- The main issue was:
 - The effect of the proposal on the character and appearance of the appeal building and surrounding area.

Decision:

- The application was refused delegated powers on 26 November 2012
- The appeal was allowed on 8 March 2013

Case Officer: Mr M Tompkins on 01432 261795

Application 113545/F

- The appeal was received on 19 November 2012
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against Refusal of Planning Permission
- The appeal was brought by Mr N Morris
- The site is located at Land behind 43 Duke Street, Kington, Herefordshire, HR5 3BL
- The development proposed was Proposed construction of 4 houses and garages.
- The main issue was:
 - The effect of the proposal on highway safety.

Decision:

- The application was refused at Planning Committee, against officer recommendation, on 16 May 2012
- The appeal was allowed on 11 March 2013

Case Officer: Mr A Banks on 01432 383085

Application 121519/FH

- The appeal was received on 22 November 2012
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against Refusal of Planning Permission
- The appeal was brought by Mr Tony Banks
- The site is located at Primrose Hill, Birchwood Lane, Storridge, Worcester, Herefordshire, WR6 5DT
- The development proposed was Proposed kitchen extension and replacement garage
- The main issue was:
 - The effect of the proposed replacement garage on the character and appearance of the area

Decision:

- The application was refused under delegated powers on 26 July 2012
- The appeal was a split decision, decided on 12 March 2013 - The appeal was allowed in relation to the proposed kitchen extension, but dismissed in relation to the proposed replacement garage.

Case Officer: Mr N Banning on 01432 383093

Application 120447/O

- The appeal was received on 28 August 2012
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against Refusal of Planning Permission
- The appeal was brought by Mr R Grindon
- The site is located at Castle End, Lea, Ross on Wye, Herefordshire, HR9 7JY
- The development proposed was Proposed outline application for a traditional 4 bedroomed dwelling
- The main issues were:
 - Whether the site is an appropriate location for housing development having regard to;
 - National and local planning policy, including by reference to sustainability
 - Its effect on the character and appearance of the locality

Decision:

- The application was refused under delegated powers on 30 May 2012
- The appeal was dismissed on 13 March 2013
- An Application for the award of Costs, made by the Appellant against the Council, was dismissed; the Council's application is under a separate decision which has not yet been issued.

Case Officer: Mr C Brace on 01432 261947

Application 120986/O

- The appeal was received on 3 December 2012
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against Refusal of Planning Permission
- The appeal was brought by Mr And Mrs R & J Fennessy
- The site is located at Plot at, 28 Folly Lane, Hereford, HR1 1LY

- The development proposed was Proposed dwelling and access
- The main issue(s) are:
 - The character and appearance of the area
 - The living conditions of the occupiers of neighbouring properties with regard to their outlook and their privacy from overlooking
 - The safety of users of the highway

Decision:

- The application was refused under delegated powers on 24 May 2012
- The appeal was dismissed on 14 March 2013

Case Officer: Mr E Thomas on 01432 260479

Application 121669/F

- The appeal was received on 31 October 2012
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against Refusal of Planning Permission
- The appeal was brought by Miss Karen Harris
- The site is located at Losito Stud, Harris Lodge, Whitchurch, Ross-On-Wye, Herefordshire, HR9 6EG
- The development proposed was Horse training menage and storage building. Change of use of part of field no 5079 from industrial (brownfield) to equine on ½ acre site where proposed menage is excluding the rest of field no 5079. Proposed storage
- The main issue is:
 - The effect of the proposed development on the character and appearance of the area, including on the Wye Valley Area of Outstanding Natural Beauty.

Decision:

- The application was refused under delegated powers on 18 September 2012
- The appeal was a split decision on 14 March 2013

Case Officer: Mr M Tansley on 01432 261815

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