

MEETING:	PLANNING COMMITTEE
DATE:	2 APRIL 2014
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 an executive decision.

Recommendation

That the report be noted.

APPEALS RECEIVED

None

APPEALS DETERMINED

Application 131104/O

- The appeal was received on 4 September 2013
- 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 G Adams
- The site is located at Land adjoining Millbrook Gardens, Lea, Ross-on-Wye, Herefordshire
- The development proposed was Erection of four dwellings and associated garages. Construction of new vehicular access and access road and associated works.
- The main issue(s) were: (1) the effect of the proposed development on the character and appearance of the appeal site and surrounding area; (2) the effect of the proposed access and parking provision on highway safety on the B4222 and the proposed access road; and (3) the effect of the proposed development on the ecology of the site in respect of the proposed partial removal of the roadside hedgerow and the water quality of the adjacent watercourse to the north and west of the site.

Decision:

- The application was Refused under Delegated Powers 10 July 2013
- The appeal was Dismissed on 3 March 2014

Case Officer: Simon Withers 01432 260612

Application 131296/O

- The appeal was received on 13 November 2013
- 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 Graham Davies
- The site is located at Land adjoining Maund Bryan Cottages, Bodenham, Hereford, HR1 3JB
- The development proposed was Proposed two storey dwelling
- The main issue(s) were: whether or not the proposals conflict with the development restraint policies of the development plan and the National Planning Policy Framework (the Framework) with specific regard to isolated dwellings in the countryside; whether or not the proposal complies with local and national planning policies designed to achieve more sustainable patterns of development, with particular reference to sustainable transport; the effect of the proposal on the adjacent Maund Common Local Wildlife Site (formally known as Special Wildlife Site); and whether the issue of the 5 year housing land supply, outweighs any harm identified.

Decision:

- The application was Refused under Delegated Powers on 31 July 2013
- The appeal was Dismissed on 4 March 2014
- An Application for the award of Costs, made by the Appellant against the Council, was Dismissed

Case Officer: Mr Matt Tompkins on 01432 261795

Application 130874/F

- The appeal was received on 16 September 2013
- 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 E Everall
- The site is located at Ashley Moor Farm, Ashley Moor, Orleton, Ludlow, Herefordshire, SY8 4JJ
- The development proposed was Single storey extension to holiday let to form second bedroom with en-suite
- The main issue was: the effect of the proposal on the character and appearance of the host building and on the setting of Ashley Moor Farmhouse, a Grade II listed building.

Decision:

- The application was Refused under Delegated Powers on 17 June 2013
- The appeal was Dismissed on 17 March 2014
- An Application for the award of Costs, made by the Appellant against the Council, will be the subject of a separate decision.

Case Officer: Mr A Banks on 01432 383085

Application 123592/O

- The appeal was received on 17 September 2013
- 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 Wakeley
- The site is located at Land off Breinton Lee, Kings Acre Road, Hereford
- The development proposed was Proposed Outline permission for a residential development of 15no. dwellings with associated infrastructure including alterations on A438 and drainage and landscaping with all matters reserved except for access.
- The main issue(s) were: (1) whether the appeal site is at risk of flooding and if so whether the proposed drainage strategy and any proposed mitigation measures would address the risk of flooding; (2) the effect of the proposal on highway safety; (3) the effect of the proposals on protected species and their habitat; (4) whether the proposals for the outdoor playing space and public open space would meet the requirement of Policy H19 of the Herefordshire Unitary Development Plan.

Decision:

- The application was Refused at Planning Committee against Officer Recommendation on 17 July 2013
- The appeal was Allowed on 18 March 2014
- An Application for the award of Costs, made by the Appellant against the Council, is the subject of a separate decision.

Case Officer: Ms K Gibbons on 01432 261781

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

Further information on the subject of this report is available from the relevant case officer