

MEETING:	PLANNING COMMITTEE
DATE:	23 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

Application 131587/F

- The appeal was received on 24 March 2014
- 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 Bishop of Herefords Bluecoat School
- The site is located at Bishop of Herefords Bluecoat School, Hampton Dene Road, Hereford, Herefordshire, HR1 1UU
- The development proposed is Improvements to access, bus bays and car parking
- The appeal is to be heard by Written Representations

Case Officer: Mr E Thomas on 01432 260479

Application 133043/L

- The appeal was received on 26 March 2014
- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against Refusal of Listed Building Consent
- The appeal is brought by The Owner and/or Occupier
- The site is located at Rose Cottage, Vowchurch, Hereford, Herefordshire, HR2 0RA
- The development proposed is Building of lean-to-porch incorporating cloakroom facilities.
- The appeal is to be heard by Written Representations

Case Officer: Mr Matt Tompkins on 01432 261795

Application 131908/F

- The appeal was received on 31 March 2014
 - 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 The Co-Operative Estates
 - The site is located at Co-operative Foodstore, 77 Holme Lacy Road, Hereford, Herefordshire, HR2 6DF
 - The development proposed is Variation of Condition 6 of planning permission CE2001/2182/F (Demolition of existing co-op store and 2 no. dwellings. Construction of single storey supermarket and 1no. 2 storey detached house) – to allow deliveries on Sundays, bank holidays and public holidays between 08:00 and 18:00.
 - The appeal is to be heard by Written Representations
- Case Officer: Mr E Thomas on 01432 260479**

Application 131369/FH

- The appeal was received on 26 March 2014
 - 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 Peacock
 - The site is located at The Stawne, Kington Road, Weobley, Hereford, Herefordshire, HR4 8SF
 - The development proposed is Demolition of existing single storey porch and construction of a new porch and first floor extension.
 - The appeal is to be heard by Written Representations
- Case Officer: Mr A Banks on 01432 383085**

Application 131370/L

- The appeal was received on 26 March 2014
 - The appeal is made under Section 78 of the Town and Country Planning Act 1990 against Refusal of Listed Building Consent
 - The appeal is brought by Mr Peacock
 - The site is located at The Stawne, Kington Road, Weobley, Hereford, Herefordshire, HR4 8SF
 - The development proposed is Demolition of existing single storey porch and construction of a new porch extension.
 - The appeal is to be heard by Written Representations
- Case Officer: Mr A Banks on 01432 383085**

Application 132130/F

- The appeal was received on 25 March 2014
 - 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 I G and J P Hilditch Properties
 - The site is located at School Cottage, Norton House School, Norton Canon, Hereford, HR4 7BH
 - The development proposed is Change of use from self-contained granny annexe to residential dwelling.
 - The appeal is to be heard by Written Representations
- Case Officer: Mr C Brace on 01432 261947**

Application 131821/F

- The appeal was received on 1 April 2014
 - 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 Lee Griffiths
 - The site is located at Horn Hill Farm, Horn Hill, Drybrook, Gloucestershire, GL17 9BN
 - The development proposed is Proposed construction of 40m x 20m menage and landscaping improvements.
 - The appeal is to be heard by Written Representations
- Case Officer: Mr R Close on 01432 261803**

Application 131743/F

- The appeal was received on 1 April 2014
- 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 And Mrs MT & MJ Haxley
- The site is located at Land adj Lord Nelson Antiques, Centre, Bishopstone, Hereford, HR4 7JN
- The development proposed is Erection of owners dwelling to replace existing residential accommodation lost by expansion of antiques centre business.
- The appeal is to be heard by Written Representations

Case Officer: Ms K Gibbons on 01432 261781

Application 132851/O

- The appeal was received on 4 April 2014
- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against Non determination
- The appeal is brought by Gladman Developments Ltd
- The site is located at Land south of Hampton Dene Road, Hereford, Herefordshire
- The development proposed is Residential development (up to 120 dwellings), access, parking, public open space with play facilities and landscaping
- The appeal is to be heard by Inquiry

Case Officer: Mr E Thomas on 01432 260479

Application 131045/F

- The appeal was received on 7 April 2014
- 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 R Powell
- The site is located at Cwm Steps Farm, Llanveynoe, Hereford, Herefordshire, HR2 0PJ
- The development proposed is New layby and turning area
- The appeal is to be heard by Written Representations

Case Officer: Mr A Prior on 01432 261932

APPEALS DETERMINED

Application 132077/F

- The appeal was received on 29 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 M Jackson
- The site is located at Site adjacent to Appledore, Wood Lane, Edwyn Ralph, Herefordshire, HR7 4LX
- The development proposed was Temporary change of use for the siting of one caravan for holiday purposes.
- The main issue(s) were: whether or not the proposal would provide a suitable site for tourism accommodation having regard to the principles of sustainable development; the effect of the proposal on the character and appearance of the surrounding area.
- **Decision:**
- The application was Refused under Delegated Powers on 10 October 2013
- The appeal was Dismissed on 21 March 2014

Case Officer: Mr Matt Tompkins on 01432 261795

Application 131389/F

- The appeal was received on 30 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 & Mrs R Wall
 - The site is located at Replacement dwelling at Old Trap House, Cobhall Common, Allensmore, Hereford, Herefordshire, HR2 9BP
 - The development proposed was New four bedroom dwelling
- The main issue was: the effect of the proposed development on the character and appearance of the surrounding area

Decision:

- The application was Refused under Delegated Powers on 16 July 2013
- The appeal was Dismissed on 31 March 2014

Case Officer: Mr A Prior on 01432 261932

Application 132516/O

- The appeal was received on 31 December 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 & Mrs Griffiths
- The site is located at Land at, 1 Knapp Close, Goodrich, Ross-On-Wye, Herefordshire, HR9 6JW
- The development proposed was Site for detached dwelling with ancillary works.
- The main issue was: the effect of the proposal on the character and appearance of the area which lies within the Wye Valley Area of Outstanding Natural Beauty (AONB)

Decision:

- The application was Refused under Delegated Powers on 7 November 2013
- The appeal was Dismissed on 2 April 2014
- An Application for the award of Costs, made by the Appellant against the Council, is refused.

Case Officer: Mr R Close on 01432 261803

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.

Decision:

- We have now received the Award of Costs decision
- The award of costs decision made by the appellant against the Council has been allowed on 3rd April 2014.

Case Officer: Ms K Gibbons on 01432 261781

Application 132448/O

- The appeal was received on 13 January 2014
- 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 & Mrs C Graham
- The site is located at Land adjacent to Longlands, Lower Hardwick Lane, Bromyard, Hereford
- The development proposed was new three bedroom dwelling with access drive, parking and garden.

The main issue was: whether, having regard to the supply of housing land in Herefordshire, the proposal would give rise to any adverse impacts, with particular regard to the character and appearance of the countryside around Bromyard that would significantly and demonstrably outweigh the benefits of the scheme

Decision:

- The application was Refused at Planning Committee on 11 December 2013
- The appeal was Dismissed on 8 April 2014

Case Officer: Mr Matt Tompkins on 01432 261795

Application 130930/F

- The appeal was received on 5 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 Ms Kat La Tzsar
- The site is located at Trinity House, Barricombe Drive, Hereford, HR4 0NU
- The development proposed was Demolition of existing building and erection of 9 no. flats and 1 bungalow with associated access and services

The main issue(s) were: (i) the effect of the proposed three storey apartment block on the living conditions of the occupiers of surrounding properties in respect of privacy and outlook; and (ii) the effect of the proposed three storey apartment block on the character and appearance of the area.

Decision:

- The application was Refused under Delegated Powers on 29 August 2013
- The appeal was Dismissed on 8 April 2014

Case Officer: Ms K Gibbons on 01432 261781

APPEAL COSTS

The external cost for defending appeal payments of costs against the Council for the last financial year has been calculated at £56,918.20.

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