

MEETING:	PLANNING COMMITTEE
DATE:	4 JUNE 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 133297/U

- The appeal was received on 28 April 2014
- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against Refusal of Lawful Certificate
- The appeal is brought by Mr Paul Colley-Davies
- The site is located at The Hut, Winforton Woods, Winforton, Hereford, HR3 6EB
- The development proposed is Application for a Lawful Development Certificate for the use of the hut as a dwelling.
- The appeal is to be heard by Inquiry

Case Officer: Mr M Tansley on 01432 261815

APPEALS DETERMINED

Application 123461/F

- The appeal was received on 3 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 John Bothamley
- The site is located at Replacement Dwellings at The Rhydd, Much Dewchurch, Herefordshire
- The development proposed was Construction of 4 no new houses to replace derelict block of 4 no houses

The main issue(s) were: the sustainability of the location and the effect of the proposal on the character and appearance of the local area, protected species and highway safety.

Decision:

- The application was Refused under Delegated Powers on 18 July 2013
- The appeal was Dismissed on 21 May 2014

Case Officer: Mr A Prior on 01432 261932

Enforcement Notice 133551/ENF

- The appeal was received on 17 January 2014
- The appeal is made under Section 174 of the Town and Country Planning Act 1990 against the service of an Enforcement Notice
- The appeal is brought by Mr K Sanghera
- The site is located at Land at, Benhall Court, Wilton, Ross-on-Wye, Herefordshire, HR9 6AD
- The breach of planning control alleged in this notice is:
the change of use of the land to use for vehicle hire including associated laying of hardstand area, the siting of a portable building used as an ancillary office and the erection of a wash/service bay building
- The requirements of the notice are:
Cease the use of the land for the purposes of the operation of a vehicle hire enterprise and remove all of the motor vehicles associated with the unauthorized use from the land.
Demolish the wash/service bay building and remove all resultant materials from the land.
Remove the portable office building from the land.

The main issue(s) were: firstly, the effects of the development on the character and appearance of the Conservation Area and the AONB and, secondly, on highway safety.

Decision:

- Appeals dismissed, planning permission refused and the enforcement notice upheld on 21 May 2014

Case Officer: Mr R Close on 01432 261803

APPEALS COSTS

Application N120761/F

The appeal cost for Little Wacton Farm, Bredenbury, Herefordshire has been finalised. Costs were awarded against the Council. £3,000 will be paid to the applicant and £1,166.04 to the costs draughtsman who acted on behalf of the Council.

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