

MEETING:	PLANNING COMMITTEE
DATE:	7 OCTOBER
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 143703

- The appeal was received on 11 September 2015
- 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 Steve Lowe & Mrs Jane O'Connor
- The site is located at Land west of Crackadonia, Bullocks Mill, Lyonshall, Herefordshire, HR5 3LN
- The development proposed is Proposed construction of new eco-dwelling, associated car parking and landscaping.
- The appeal is to be heard by Written Representations

Case Officer: Mr Nicholas Hall on 01432 261808

Application 143146

- The appeal was received on 11 September 2015
- 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 & Mrs David Morris
- The site is located at The Todding, Leintwardine, Craven Arms, Shropshire, SY7 0LX
- The development proposed is Proposed dwelling and garage
- The appeal is to be heard by Written Representations

Case Officer: Mr Nicholas Hall on 01432 261808

APPEALS DETERMINED

Application 143452

- The appeal was received on 7 May 2015
- 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 C/O Sally Topham
- The site is located at The Knoll, Orleton, Ludlow, Herefordshire, SY8 4JA
- The development proposed was Proposed conversion of existing timber frame agricultural building into a single dwelling
- The main issue is the sustainability of the proposal, with particular regard to the location of the appeal site and the re-use of an existing building.

Decision:

- The application was Refused under Delegated Powers on 11 March 2015
- The appeal was Dismissed on 7 September 2015

Case Officer: Mr M Tansley on 01432 261815

Application 143022

- The appeal was received on 1 May 2015
- 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 B & A Harris
- The site is located at Site adjacent to Parrowfield Cottages, Brimfield, Herefordshire
- The development proposed was Proposed erection of one house and garage
- The main issue is the sustainability of the proposal, with particular regard to the location of the appeal site.

Decision:

- The application was Refused on 9 December 2014
- The appeal was Dismissed on 7 September 2015

Case Officer: Mr A Prior on 01432 261932

Application 142753

- The appeal was received on 4 June 2015
- 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 Lee
- The site is located at Fountain Inn, Lyston Lane, Orcop, Hereford, Herefordshire, HR2 8EP
- The development proposed was Change of use of a redundant public house into one residential dwelling
- The main issue is whether the proposal would be acceptable having regard to planning policies concerning community facilities.

Decision:

- The application was Refused under Delegated Powers on 10 November 2014
- The appeal was Dismissed on 10 September 2015

Case Officer: Mr Matt Tompkins on 01432 261795

Application 142629

- The appeal was received on 12 May 2015
- 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 Gibbs
- The site is located at Land adjacent to Underhill, Hoarwithy, Hereford, HR2 6QG
- The development proposed was Proposed outline application for new single storey residential dwelling
- The main issues are:
 - i) the sustainability of the proposal in regard to the location of the appeal site;
 - ii) the effect of the proposal on the landscape and scenic beauty of the Wye Valley Area of Outstanding Natural Beauty (AONB); and
 - iii) the effect of the proposal on biodiversity, with regard to the nearby River Wye Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI).

Decision:

- The application was Refused under Delegated Powers on 27 January 2015
- The appeal was Dismissed on 15 September 2015

Case Officer: Mr Matt Tompkins on 01432 261795

Application 150067

- The appeal was received on 15 May 2015
- 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 Paul Smith
- The site is located at Land adjacent Vine Tree Close, Withington, Herefordshire
- The development proposed was Proposed erection of up to 31 dwellings. Construction of new vehicular access and associated works. Demolition of no 5 Vine Tree Close.
- The main issues in this case are as follows:
 - The effect of the proposal on the living conditions of the occupiers of Nos 4 & 6 Vine Tree Close, with particular reference to noise and disturbance.
 - The effect of the proposal on the character and appearance of the surrounding area, including the settings of the Church of St Peter, a grade II* listed building and Withington Conservation Area.

Decision:

- The application was Refused at Planning Committee on 16 March 2015
- The appeal was Allowed on 15 September 2015

Case Officer: Mr Edward Thomas on 01432 260479

Application 142356

- The appeal was received on 19 May 2015
- 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 & G Poultney
- The site is located at Fodder store adj The Old Rectory, Boat Lane, Whitbourne, Worcester, Herefordshire, WR6 5RS
- The development proposed was Proposed removal of condition 4 of planning permission DCNC2004/2013/F (Conversion of cottage annexe to provide one bedroom holiday cottage) to allow 'Fodder Store' to be used as a dwelling
- The main issue is:

The main issue in this case therefore is whether the condition is reasonable or necessary with regard to the effect on the living conditions of the occupiers of the Olde Rectory, with reference to privacy, and the living conditions of the future occupiers of the proposal, with regard to the provision of private amenity space.

Decision:

- The application was Refused at Planning Committee (against Officer Recommendation) on 4 March 2015
- The appeal was Dismissed on 15 September 2015
- An Application for the award of Costs, made by the Appellant against the Council, was Dismissed

Case Officer: Fernando Barber-Martinez on 01432 383674

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