

<b>MEETING:</b>	<b>PLANNING COMMITTEE</b>
<b>DATE:</b>	<b>3 FEBRUARY 2016</b>
<b>TITLE OF REPORT:</b>	<b>APPEALS</b>

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**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 151075**

- The appeal was received on 22 December 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 Simon Tinson
- The site is located at Land at 1 Bridge Street, Ledbury, Herefordshire, HR8 2AJ
- The development proposed is Proposed change of use of redundant building into single dwelling.
- The appeal is to be heard by Written Representations

**Case Officer: Mr A Prior on 01432 261932**

### **Application 151076**

- The appeal was received on 22 December 2015
- 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 Simon Tinson
- The site is located at Land at 1 Bridge Street, Ledbury, Herefordshire, HR8 2AJ
- The development proposed is Proposed change of use of redundant building into single dwelling
- The appeal is to be heard by Written Representations

**Case Officer: Mr A Prior on 01432 261932**

**Application 141964**

- The appeal was received on 22 December 2015
- 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 off Madley Road, Clehonger, Herefordshire, HR2 9TE
- The development proposed is Site for residential development of up to 90 dwellings with access, parking, public open space with play facilities and landscaping.
- The appeal is to be heard by Inquiry

**Case Officer: Mr Edward Thomas on 01432 260479**

**Application 150727**

- The appeal was received on 5 January 2016
- 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 Gladman Developments Ltd
- The site is located at Land off, Pencombe Lane, Bromyard, Herefordshire
- Outline application for up to 120 dwellings with associated open space and landscaping with all other matters reserved, except access.
- The appeal is to be heard by Inquiry

**Case Officer: Mr K Bishop on 01432 260756**

**Application 151506**

- The appeal was received on 11 January 2016
- 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 Little Froome Solar Limited
- The site is located at Little Froome Farm, Linton Lane, Bromyard, Herefordshire, HR7 4RX
- The development proposed is Proposed installation of standalone Solar PV modules and associated infrastructure
- The appeal is to be heard by Written Representations

**Case Officer: Mr Nicholas Hall on 01432 261808**

**Application 150995**

- The appeal was received on 14 January 2016
- 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 F Price
- The site is located at Land at Yarpole, Leominster, Herefordshire
- The development proposed is Proposed 6 no detached dwellings & 4 no garages
- The appeal is to be heard by Written Representations

**Case Officer: Mr Nicholas Hall on 01432 261808**

## **APPEALS DETERMINED**

### **Application 143343**

- The appeal was received on 7 August 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 John Morgan
- The site is located at Bage Court, Dorstone, Hereford, Herefordshire, HR3 5SU
- The development proposed was Proposed erection of 2 no. broiler rearing unit with associated feed bins, hardstandings and attenuation pond.
- The main issues were:
  - The effect of the proposed development on the character and appearance of the area;
  - The effect of the proposed development on highway safety;
  - The effect of the proposed development on protected species; and
  - Whether any benefits of the proposed development exist which would outweigh any identified harm.

#### **Decision:**

- The application was Refused under Delegated Powers on 12 June 2015
- The appeal was Dismissed on 24 December 2015

**Case Officer: Mr M Tansley on 01432 261815**

### **Application 151613**

- The appeal was received on 24 September 2015
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against Refusal of Lawful Certificate
- The appeal was brought by Mr Simon Holden
- The site is located at Kingstone Court, Bishops Frome, Worcester, Herefordshire, WR6 5BL
- The development proposed was Certificate of lawfulness for proposed alterations to existing building.
- The main issue was whether the Council's decision to refuse to grant a lawful development certificate was well-founded.

#### **Decision:**

- The application was Refused under Delegated Powers on 26 June 2015
- The appeal was Allowed on 31 December 2015

**Case Officer: Mr Fernando Barber-Martinez on 01432 383674**

### **Application 143609**

- The appeal was received on 22 October 2015
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against Non determination
- The appeal was brought by Mr & Mrs G Turner
- The site is located at Land off Highwell Lane, Bromyard, Herefordshire, HR7 4DG
- The development proposed was Proposed 5 bedroom farmhouse and 3 bedroom cottage with associated garages and driveway.
- The main issue is the effect of the proposed development upon highway safety.

#### **Decision:**

- The application was for non-determination of the application.
- The appeal was Dismissed on 12 January 2016

**Case Officer: Mr A Prior on 01432 261932**

**Application 150681**

- The appeal was received on 21 October 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 Hereford Oak Buildings Ltd
- The site is located at Land at Shirl Heath, Kingsland, Leominster, Herefordshire
- The development proposed was Proposed 6 no. dwellings and 4 no. garages.
- The main issue(s) were:
- whether the proposal would represent socially sustainable development in terms of its location; and the effect of the development upon the character and appearance of the area

**Decision:**

- The application was Refused under Delegated Powers (at Planning Committee on 8 May 2015)
- The appeal was Dismissed on 18 January 2016

**Case Officer: Mr A Prior on 01432 261932**

**Application 143631**

- The appeal was received on 13 October 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 Leominster Properties Ltd
- The site is located at Ground floor at, 18 Burgess Street, Leominster, Herefordshire, HR6 8DE
- Proposed change of use of ground floor commercial use to form four residential flats.
- The main issue was: whether the proposal would preserve or enhance the character or appearance of the Leominster Conservation Area and the effect of the development on the setting of nearby listed buildings.

**Decision:**

- The application was Refused under Delegated Powers 27 August 2015
- The appeal was Dismissed on 18 January 2016

**Case Officer: Mr A Prior on 01432 261932**

**Application 151216**

- The appeal was received on 24 September 2015
- 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 & Mrs Price
- The site is located at Chances Pitch Barn, Barton Farm, Colwall, Malvern, Herefordshire, WR13 6HW
- Proposed orangery link between the kitchen and garage block, to be used as an entrance lobby/sun room.
- The main issue is the effect of the proposal on the character and appearance of the area, having particular regard to the host property

**Decision:**

- The application was Refused under Delegated Powers on 3 June 2015
- The appeal was Allowed on 19 January 2016
- An Application for the award of Costs, made by the Appellant against the Council, was Dismissed

**Case Officer: Mr A Prior on 01432 261932**

**Application 150804**

- The appeal was received on 22 September 2015
- 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 Caerswall Cottages
- The site is located at Cowlease Cottage, Much Marcle, Ledbury, Herefordshire, HR8 2NG
- The development proposed was Proposed detached double garage with garden office
  
- The main issue is the effect of the proposal on the character and appearance of the host property, which is a listed building

**Decision:**

- The application was Refused under Delegated Powers on 21 May 2015
- The appeal was Dismissed on 19 January 2016

**Case Officer: Miss Emily Reed on 01432 383894**

**Application 143296**

- The appeal was received on 6 October 2015
- 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 Professor Geoffrey R Sampson
- The site is located at Yarlington Mill, Putley, Ledbury, Herefordshire, HR8 2QL
- The development proposed was Proposed new porch and form window in elevation.
- The main issue was the effect of the development on the character and appearance of Yarlington Mill.

**Decision:**

- The application was Refused under Delegated Powers on 26 June 2015
- The appeal was Dismissed on 25 January 2016

**Case Officer: Mr Andrew Stock on 01432 383093**

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