

MEETING:	PLANNING COMMITTEE
DATE:	18 JANUARY 2017
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 160305

- The appeal was received on 25 November 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 Jon Tainton
- The site is located at Woods Transport Yard, Linley Green, Bringsty, Worcestershire
- The development proposed is Development of five 5-bed dwellings with double garages and associated change of use
- The appeal is to be heard by Hearing

Case Officer: Mr Fernando Barber-Martinez on 01432 383674

Application 160577

- The appeal was received on 29 November 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 Peter Smith
- The site is located at Land at Dorefield House, Crossways, Peterchurch, Herefordshire
- The development proposed is Erection of one dwelling and garage.
- The appeal is to be heard by Written Representations

Case Officer: Mr Matt Tompkins on 01432 261795

Application 152122

- The appeal was received on 30 November 2016
- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against Non determination
- The appeal is brought by Johnson Brothers & Co Ltd
- The site is located at Land adjacent to Wood House Farm, Edwyn Ralph, Hereford, Herefordshire
- The development proposed is Five dwellings and garages
- The appeal is to be heard by Written Representations

Case Officer: Mr Andrew Prior on 01432 261932

Application 161388

- The appeal was received on 5 December 2016
- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against Refusal of Planning Permission (Householder)
- The appeal is brought by Mr E Widgery
- The site is located at 23 Winchester Avenue, Hereford, Herefordshire, HR1 1QJ
- The development proposed is Proposed extension
- The appeal is to be heard by Householder Procedure

Case Officer: Mr Fernando Barber-Martinez on 01432 383674

Application 162611

- The appeal was received on 8 December 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 Richard Adams
- The site is located at Old Chapel Cottage, Upper Grove Common, Sellack, Herefordshire
- The development proposed is Application for erection of single dwelling, garage and access arrangements.
- The appeal is to be heard by Written Representations

Case Officer: Miss Emily Reed on 01432 383894

Application 162111

- The appeal was received on 8 December 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 R Cross
- The site is located at Stone House, Bromyard Road, Cradley, Malvern, Herefordshire, WR13 5JN
- The development proposed is Proposed detached dwelling and vehicle access.
- The appeal is to be heard by Written Representations

Case Officer: Mrs G Webster on 01432 260139

Application 160353

- The appeal was received on 8 December 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 N Phillips
- The site is located at Land adjacent to The Firs, Paradise Green, Marden, Herefordshire
- The development proposed is Site for five detached four bedroom houses with garages, new road access, turning head, footpath links and section of private roadway.
- The appeal is to be heard by Written Representations

Case Officer: Ms Kelly Gibbons on 01432 261781

Application 160450

- The appeal was received on 14 December 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 Braemer Property Developments Ltd & Parkroy Ltd
- The site is located at Land to the East of Brook Lane, North of B4220, Bosbury, Hereford
- The development proposed is Proposed residential development for up to 21 dwellings (of which 8 will be affordable)
- The appeal is to be heard by Hearing

Case Officer: Mr Fernando Barber-Martinez on 01432 383674

Application 161909

- The appeal was received on 8 December 2016
- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against Non determination
- The appeal is brought by M G & G J Morgan
- The site is located at Bage Court, Scotland Bank, Dorstone, Hereford, Herefordshire, HR3 5SU
- The development proposed is Erection of an agricultural building for free range egg production with associated feed bins and hardstanding areas
- The appeal is to be heard by Written Representations

Case Officer: Mr Roland Close on 01432 261803

Application 162629

- The appeal was received on 15 December 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 Hereford Oak Buildings Ltd
- The site is located at Land adjoining Crossways, Shirl Heath, Kingsland, Leominster, Herefordshire, HR6 9RF
- The development proposed is Proposed 6 no dwellings and 4 no garages.
- The appeal is to be heard by Written Representations

Case Officer: Mr Andrew Prior on 01432 261932

Application 143252

- The appeal was received on 15 December 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 & Mrs Glynne Schenke
- The site is located at Land adjoining Kingsleane, Kingsland, Leominster, Herefordshire
- The development proposed is proposed development of 12 nos. dwellings, consisting of 5 nos. affordable and 7 nos. open market. Works to include new road and landscaping.
- The appeal is to be heard by Written Representations

Case Officer: Mr K Bishop on 01432 260756

Application 162117

- The appeal was received on 21 December 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 Ms Karen Harris
- The site is located at Losito Stud, Whitchurch, Ross-on-Wye, Herefordshire
- The development proposed is Replace a redundant barn with a four bedroom house in a sustainable location at Losito Stud, Whitchurch, HR9 6EG
- The appeal is to be heard by Written Representations

Case Officer: Mrs Charlotte Atkins on 01432 260536

APPEALS DETERMINED

Application 152219

- The appeal was received on 7 September 2016
- 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 Mavis Dyke
- The site is located at Land to the rear of The Laurels, Kingsland, Leominster, Herefordshire, HR6 9QS
- The development proposed was Outline application for a proposed bungalow (approval sought for all matters except landscaping).

- The main issue was:- the effect of the proposed development on the character and appearance of the Kingsland Conservation Area (KCA) and the setting of Holgate Farmhouse

Decision:

- The application was Refused under Delegated Powers on 18 February 2016
- The appeal was Dismissed on 30 November 2016
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Case Officer: Mr Nick Hall on 01432 261808

Application 153581

- The appeal was received on 24 August 2016
- 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 Wyldecrest Parks
- The site is located at Saltmarshes Castle Caravan Park, Tedstone Wafre, Bromyard, Herefordshire, HR7 4PN
- The development proposed was Certificate of lawfulness for use as a residential caravan park

Decision:

- The application was Refused under Delegated Powers on 28 June 2016
- The appeal was Withdrawn on 5 December 2016

Case Officer: Mr Andrew Prior on 01432 261932

Application 153591

- The appeal was received on 19 September 2016
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against Planning Conditions
- The appeal was brought by Mr M Yarnold
- The site is located at 17 Tower Hill, Bromyard, Herefordshire, HR7 4DF
- The development proposed was Proposed variation of condition 2 of planning permission P141725/F (Erection of a new dwelling including demolition of garage and small outbuilding) 2 no. additional windows to West elevation, 1 no. additional dormer window to North elevation and modifications to porch
- The main issue is the effect of retaining the development on the character and appearance of the Bromyard Conservation Area (BCA) and the setting of 17 Tower Hill, a grade II listed building.

Decision:

- The application was Refused under Delegated Powers on 16 June 2016
- The appeal was Allowed on 16 December 2016

Case Officer: Mr Andrew Prior on 01432 261932

Application 160025

- The appeal was received on 10 October 2016
- 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 Roderick Warner
- The site is located at New House Farm, Glewstone Road, Glewstone, Ross on Wye, Herefordshire, HR9 6BA
- The development proposed was Proposed removal of conditions 3, 5 & 6 of planning permission S121614/F (conversion of redundant barn to a two storey holiday let accommodation) to allow use as a residential dwelling house (Use Class C3)
- The main issues were:
 - The effect of the proposal on Herefordshire's tourism industry in respect of provision for tourist accommodation;
 - The effect of the proposed use as a permanent dwelling house on the living conditions of the occupiers of New House Farm with regard to privacy, and whether it would provide acceptable living conditions for future occupiers of the building concerned, with regard to privacy and, in respect of the adjacent equine use, noise and disturbance, odour and safety.

Decision:

- The application was Refused under Delegated Powers on 21 March 2016
- The appeal was Dismissed on 21 December 2016

Case Officer: Mr C Brace on 01432 261947

Application 153213

- The appeal was received on 10 October 2016
- 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 R Phillips
- The site is located at Land adjoining New Mills, Ledbury, Herefordshire
- The development proposed was Proposed 4 nos. new dwellings.
- The main issues are the effect of the proposed development on:
 - i) the character and appearance of the surrounding area;
 - ii) the living conditions of the occupiers of New Mills in respect of noise, disturbance and light pollution associated with the parking and turning area for plot 4; and in respect of the provision of amenity space, for external storage facilities, and for car parking.

Decision:

- The application was Refused under Delegated Powers on 23 March 2016
- The appeal was Dismissed on 22 December 2016

Case Officer: Mr Andrew Prior on 01432 261932

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