

# REFUSAL OF PLANNING PERMISSION

**Applicant:**

Dr Christopher Allen  
Brockhampton Court Nursing Home Limited  
Brockhampton Court  
Brockhampton  
Hereford  
HR1 4TQ

**Agent:**

Helen Chapman  
Trevor Hewett LLP  
The Architecture Studio  
135 Corve Street  
Ludlow  
SY8 2PG

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Date of Application: 6 July 2021

Application No: 212685

Grid Ref:375713:242668

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**Proposed development:**

**SITE:** The Tank House, Primeswell Close, Colwall, WR13 6RP  
**DESCRIPTION:** Proposal to convert the former Tank House building into a two bedroomed private residential dwelling.

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THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL hereby gives notice in pursuance of the provisions of the above Acts that PLANNING PERMISSION has been REFUSED for the carrying out of the development described above for the following reasons:

- 1 Whilst the harms arising are considered to be less than substantial to the significance of the heritage asset, the applicant has failed to demonstrate that the harm caused is outweighed by any public benefit. As such the proposal is contrary to Policy LD4 of the Herefordshire Local Plan Core Strategy, Paragraph 202 of the National Planning Policy Framework and Sections 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2 The application has failed to demonstrate sufficient off-street parking and cycle storage on the site. In the absence of such information the proposal is contrary to Policy MT1 of the Herefordshire Local Plan – Core Strategy and Policy CD2 of the Colwall Neighbourhood Plan.

**Informative:**

- 1 The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.

Planning Services  
PO Box 4  
Hereford  
HR4 0XH



**ANDREW BANKS**  
**DEVELOPMENT MANAGER**

Date: 1 February 2022

YOUR ATTENTION IS DRAWN TO THE FOLLOWING NOTES

## **NOTES**

### **Appeals to the Secretary of State**

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within 6 months of the date of this notice, or 12 weeks if the scheme is for that of "household" development using a form which you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

### **Right to Challenge the Decision of the High Court**

Currently there are no third party rights of appeal through the planning system against a decision of a Local Planning Authority. Therefore, if you have concerns about a planning application and permission is granted, you cannot appeal that decision. Any challenge under current legislation would have to be made outside the planning system through a process called Judicial Review (JR).

The decision may be challenged by making an application for judicial review to the High Court. The time limits for bringing such challenges are very strict, and applications need to be made as soon as possible after the issue of the decision notice. So, if you think you may have grounds to challenge a decision by Judicial Review you are advised to seek professional advice as soon as possible.

These notes are provided for guidance only and apply to challenges under the legislation specified. If you require further advice on making an application for Judicial review, you should consult a solicitor or other advisor or contact the Crown Office at the Royal Courts of Justice, Queens Bench Division, Strand, London, WC2 2LL (0207 947 6000). For further information on judicial review please go to <http://www.justice.gov.uk>

The Council has taken into account environmental information when making this decision. The decision is final unless it is successfully challenged in the Courts. The Council cannot amend or interpret the decision. It may be redetermined by the Council only if the decision is quashed by the Courts. However, if it is redetermined, it does not necessarily follow that the original decision will be reversed.

### **Purchase Notices**

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.