

PLANNING PERMISSION

Applicant:

Mr Mackie
Frome Manor Farm
Green Lane
Bishops Frome
WR6 5BB

Agent:

Mr P Smithdale
Constructive Individuals (London)Ltd
Trinity Buoy Wharf
Orchard Place
London
E14 0JW

Date of application: 19th February 2007

Application code: **DCNE2007/0531/F**

Grid ref: 67606,49098

Proposed development:

SITE: High Close, Green Lane, Bishops Frome. WR6 5BB

DESCRIPTION: Two storey dwelling to replace existing two-storey dwelling, and single-storey cart shed.

THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL hereby gives notice in pursuance of the provisions of the above Acts that PLANNING PERMISSION has been GRANTED for the development described above in accordance with the application and plans submitted to the authority subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. Prior to commencement of the development hereby permitted, full written details and samples of the materials to be used in the construction of the external surfaces of the building hereby permitted shall be submitted to the Local Planning Authority for their written approval. The development hereby permitted shall not commence until the Local Planning Authority has given such written approval. The development shall be carried out in strict accordance with the approved materials and thereafter maintained as such.

Reason: To ensure a satisfactory appearance to the development in the landscape.

3. The development hereby permitted shall not be brought into use until the access, turning area and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted to and approved in writing by the local planning authority and these areas shall thereafter be retained and kept available for those uses at all times.

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1988 (or any order revoking and re-enacting that Order with or without modification) no development normally permitted by Classes A and E of Part 1, Schedule 2, Article 3 of that Order shall be carried out without the consent of the Local Planning Authority.

Reason: To ensure continued compliance with Policy H7 of the Herefordshire Unitary Development Plan.

Informatives:

1. The decision to grant planning permission has been taken having regard to the policies and proposals in the Herefordshire Unitary Development Plan set out below, and to all relevant material considerations including Supplementary Planning Guidance:

Herefordshire Unitary Development Plan (Revised Deposit Draft):

DR1 - Design

LA2 - Landscape character and areas least resilient to change

H7 - Housing in the countryside outside settlements

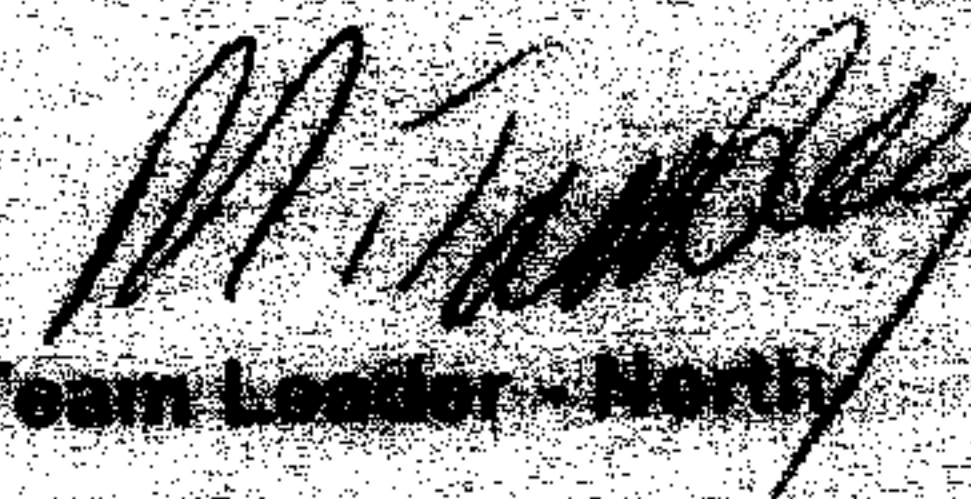
This informative is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report by contacting The Hereford Centre, Gerrick House, Widemarsh Street, Hereford (Tel: 01432 261563).

2. For the avoidance of any doubt the plans for the development hereby approved are as follows:-

- Topographical Survey (Drg No. 174/PX01 - Scale 1:100) received 7th February 2007;
- Block Plan (Drg No. 174/P001 - Scale 1:500) received 7th February 2007;
- Existing north-east and south-east elevations (Drg No. 174/PX04 - Scale 1:100) received 7th February 2007;
- Existing south-west and north-west elevations (Drg No. 174/PX05 - Scale 1:100) received 7th February 2007;
- Proposed Ground Floor Plan (Drg No. 174/P01 - Scale 1:100) received 7th February 2007;
- Proposed First Floor Plan (Drg No. 174/P02 - Scale 1:100) received 7th February 2007; and
- Proposed Roof Plan (Drg No. 174/P03 - Scale 1:100) received 7th February 2007.

Northern Planning Services
PO Box 230
Hereford
HR1 2ZB

Decision Date: 26th March 2007


Team Leader - North

YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF

NOTES

~~This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. In particular consent may be required under the Building Regulations.~~

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 the Council's decision. Both the date of the decision and the date of the application are clearly shown on the front of this notice. Forms are available from the Planning Inspectorate at Room 3/08B Kite Wing, 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.

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.