

PLANNING PERMISSION

Applicant:

Mr G Batchelor
Newlands Farm
Garway Common
Garway
Herefordshire
HR2 8RF

Agent:

Date of application: 21st August 2000

Application code: **SW2000/2156/F**

Grid ref: 4692 2255

Proposed development:

SITE: Newlands Farm, Garway Common, Garway Herefordshire, HR2 8RF
DESCRIPTION: Proposed change of use to holiday accommodation and annexe to dwelling over existing detached garage. To remain as part of existing dwelling

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 five years from the date of this permission.

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

2. The development shall be carried out in all respects strictly in accordance with the approved plans (drawing no. DAW/2114/00), except where otherwise stipulated by conditions attached to this permission.

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

3. The building which is the subject of this application shall be used for holiday accommodation only and for no other purpose including any other purpose within Class C of the Schedule of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Continued

Reason: The local planning authority are not prepared to allow the introduction of a separate unit of residential accommodation, [due to the relationship and close proximity of the building to the property known as Newlands Farm] in this rural location.

Southern Divisional Planning Office
4 St. Owen Street
Hereford
HR1 2PJ



Decision Date: 3rd October 2000

Southern Divisional Planning Officer

YOUR ATTENTION IS DRAWN TO THE NOTES BELOW

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 this notice, using a form which you can get from the Planning Inspectorate at Tollgate House, Houlton Street, Bristol, BS2 9DJ
- 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.

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PLANNING APPLICATION FORM

PLEASE READ ACCOMPANYING NOTES FIRST, THEN COMPLETE THE FORM
USING BLOCK CAPITALS



1

Name and address of applicant

Full name MR G BATCHELOR
Address NEWLANDS FARM
GARWAY COMMON, GARWAY
HFDS Postcode HR2 8RF
Tel. No. [REDACTED]

2

Full postal address of the application site/building

Address AS OPPOSITE
Postcode

3

Name and address of agent (if applicable)

Full name
Address
Postcode
Tel No.
Contact name

4

Type of application (please tick one large and any applicable smaller boxes)

A. Change of use only

- external building works/alterations will be necessary ☐
- no external works/alterations are proposed ☐

B. Building works, external alterations etc.

- external alterations to building/structure ☒
- extension of building/structure ☐
- erection of detached building/structure ☐
- external plant or machinery ☐
- engineering operation ☐

No change of use is involved

The proposal includes a change of use ☒

C. Outline application

The following are 'reserved' for future consideration:

- | | | | |
|---------------------|--------------------------|-------------|--------------------------|
| External appearance | <input type="checkbox"/> | Siting | <input type="checkbox"/> |
| Means of access | <input type="checkbox"/> | Design | <input type="checkbox"/> |
| | | Landscaping | <input type="checkbox"/> |

D. Reserved matters

Application number of outline permission:

Please delete from list matters NOT included with application:

External appearance / Means of access / Siting / Design / Landscaping

E. Removal/variation of a condition

F. Application relating to unauthorised development already carried out

5

Description of proposed development

PROPOSED CHANGE OF USE
TO "HOLIDAY ACCOMMODATION" &
ANNEXE TO DWELLING" OVER
EXISTING DETACHED GARAGE.
TO REMAIN AS PART OF EXISTING
DWELLING

6

A. Access (please tick one box)

- A new access or an alteration to an existing access to a public road is proposed ☐
- No new or altered access is proposed ☒

B. Public Right of Way (please tick one box)

- It is proposed to alter an existing public right of way ☐
- No alteration to a public right of way is proposed ☒

7

Trees

Does the proposal involve felling or works to trees
 * Delete as appropriate YES / NO *

9

Proposed uses

	Existing Floorspace (if any)	Proposed Floorspace *
Total Gross* Floorspace	sq. m.	sq. m.
Please divide above figure between the following uses:		
Gross industrial floorspace	sq. m.	sq. m.
Gross warehouse floorspace	sq. m.	sq. m.
Gross office floorspace	sq. m.	sq. m.
Gross retail floorspace	sq. m.	sq. m.
Other (please specify)	sq. m.	sq. m.
Net* Office Floorspace	sq. m.	sq. m.

* see notes for definitions

11

Parking spaces

	Existing	Proposed
Number of car spaces	<input type="text"/>	<input type="text"/>
Number of lorry spaces	<input type="text"/>	<input type="text"/>

13

Water supply (please tick one box)

- A. Water supply is not required to this development ☐
- B. There will be mains water supply to the development ☒
- C. There will be a private water supply and I have the permission of the owner of that supply ☐

I attach 6 copies of the necessary plans/
 drawings and I attach a completed Ownership
 Certificate and I enclose the fee of

£..... Cheque/P.O. No.....

Signed

On behalf of 21-8-2000

Date

8

Current uses (please complete in all cases)

Please state current or, if vacant, the last use(s) of
 the site/building..... EXISTING DWELLING
 WITH DETACHED GARAGE.....

If residential, state current number of dwellings
 (including self-contained or separate flats)

10

Area of application site

..... hectares

12

Drainage (please complete part A and tick one
 box in part B)

A. Please state how storm water will be disposed
 of

..... TO SOAKAWAYS.....

B. Foul water will be disposed of to:

Mains sewer ☐ Existing cesspit ☐
 Existing septic tank ☒ Proposed cesspit ☐
 Proposed septic tank ☐ Other ☐

14

Materials (please specify)

Walls EXISTING
 STONE & HORIZONTAL OAK BOARDING.....

Roof EXISTING SLATE TILES.....

Other

Please tick a box if the application involves the
 property of:

- a member of Herefordshire Council ☐
- an officer of the Council who holds a politically
 restricted post ☐

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**TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995
CERTIFICATE UNDER ARTICLE 7
OWNERSHIP INFORMATION CERTIFICATE**



CERTIFICATE A

I certify that:

1. On the day 21 days before the date of the accompanying application, nobody except the applicant was the owner of any part of the land to which the application relates.
2. None of the land to which the application relates is, or is part of, an agricultural holding.

Signed

Date 21-8-2000

On behalf of

CERTIFICATE B

I certify that:

1. I have/The applicant has given the requisite Notice to everyone else who, on the day 21 days before the date of the accompanying application, was the owner of any part of the land to which the application relates, as listed below.

Owner's name

Address at which Notice was served

Postcode

Date of service of Notice

2. None of the land to which the application relates is, or is part of, an agricultural holding.

Signed

Date

On behalf of

NOTICE

UNDER ARTICLE 7 OF THE TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995



An application for planning permission is being made to Herefordshire Council and you are owner/part owner of the property, the subject of the application, or are the holder of a lease with an unexpired term of at least 7 years.

Proposed development at

Description of proposed development

Name of applicant

Signed

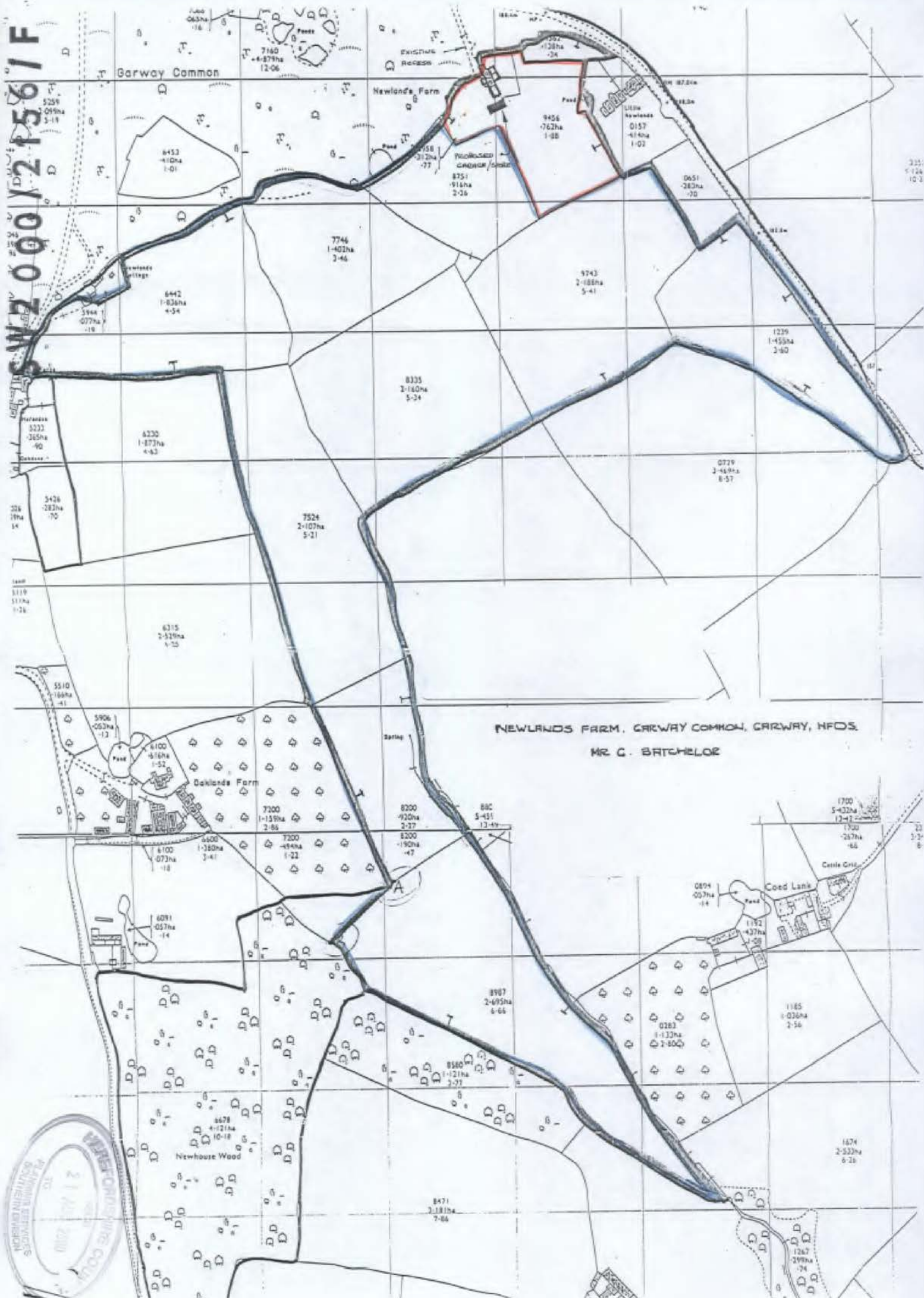
Date

On behalf of

If you wish to make representations on this proposal, please do so within 3 weeks of receiving this Notice to: Southern Divisional Planning Office, Town Hall, St. Owen Street, Hereford. HR1 2PJ

N.B. The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

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NEWLANDS FARM, GARWAY COMMON, GARWAY, HFDs.
MR C. BATCHELOR

