

PLANNING PERMISSION

Applicant:

Paul Smith Associates
19 St. Martin Street
Hereford
HR2 7RD

Agent:

Paul Smith Associates
19 St Martin Street
Hereford
HR2 7RD

Date of application: 12th June 2006

Application code: **DCSE2006/1871/F**

Grid ref: 52448,19305

Proposed development:

SITE: **Hazelnut Cottage and adjoining land, Llangrove, Nr. Ross-on-Wye, Herefordshire.**

DESCRIPTION: **Non-compliance with condition 5 of Planning Permission SE2005/1118/O : Relaxation of Highway splays.**

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. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of 9th June 2008.

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be begun either before the expiration of five years from the 9th June 2005, or before the expiration of two years from the date of approval of the last reserved matters to be approved, whichever is the later.

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

3. Approval of the details of the design and external appearance of the buildings and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

Reason: To enable the local planning authority to exercise proper control over these aspects of the development.

4. Plans and particulars of the reserved matters referred to above relating to the design and external appearance of any buildings to be erected and the landscaping of the site, shall be submitted in writing to the local planning authority and shall be carried out as approved.

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

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5. Before any other works hereby approved are commenced, a visibility splay shall be provided from a point 0.6 metres above ground level at the centre of the access to the application site and 2 metres back from the nearside edge of the adjoining carriageway (measured perpendicularly) for a distance of 33 metres to the east along the nearside edge of the adjoining carriageway and a 2-metre verge shall be provided at the rear of the carriageway between the new access and the western boundary of the application site. Nothing shall be planted, erected and/or allowed to grow on the triangular area of land or the verge so formed which would obstruct the visibility described above.

Reason: In the interests of highway safety.

6. Before any other works hereby approved are commenced, the construction of the vehicular access shall be carried out in accordance with a specification to be submitted to and approved in writing by the local planning authority, at a gradient not steeper than 1 in 12.

Reason: In the interests of highway safety.

7. 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.

8. Foul water and surface water discharges must be drained separately from the site.

Reason: To protect the integrity of the public sewerage system.

9. No surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

10. No land drainage run-off will be permitted, either directly or indirectly, to discharge into the public sewerage system.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

11. Development shall not begin until parking for site operatives and visitors has been provided within the application site in accordance with details to be submitted to and approved by the local planning authority and such provision shall be retained and kept available during construction of the development.

Reason: To prevent indiscriminate parking in the interests of highway safety.

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INFORMATIVES:

1. If a connection is required to the public sewerage system, the developer is advised to contact the Dwr Cymru Welsh Water's Network Development Consultants
2. This permission does not authorise the laying of private apparatus within the confines of the public highway. The applicant should apply to Mr. P. Evans, Area Services Manager, Thorn Business Park, Rotherwas, Hereford, HR2 6JT Tel: 01432-260391 for consent under the New Roads and Streetworks Act 1991 to install private apparatus within the confines of the public highway. Precise details of all works within the public highway must be agreed on site with the Highway Authority.
3. This planning permission does not authorise the applicant to carry out works within the publicly maintained highway and Mr. P. Evans, Area Services Manager, Thorn Business Park, Rotherwas, Hereford, HR2 6JT Tel: 01432-260391 shall be given at least 28 days' notice of the applicant's intention to commence any works affecting the public highway so that the applicant can be provided with an approved specification for the works together with a list of approved contractors.
4. The decision to grant planning permission has been taken having regard to the policies and proposals in the Structure Plan, Local Plan and Unitary Development Plan set out below, and to all relevant material considerations including Supplementary Planning Guidance:

Hereford and Worcester County Structure Plan:

H16A - Development Criteria

H18 - Residential Development in Rural Settlements

South Herefordshire District Local Plan:

SH6 - Housing Development in Larger Villages

SH8 - New Housing Development Criteria in Larger Villages

T3 - Highway Safety Requirements

GD1 - General Development Criteria

Herefordshire Unitary Development Plan (Revised Deposit Draft):

H6 - Housing in Smaller Settlements

H13 - Sustainable Residential Design

T8 - Road Hierarchy

T11 - Parking Provision

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 Reception at Blueschool House, Blueschool Street, Hereford (Tel: 01432-260342).

Southern Planning Services
PO Box 230
Blueschool House
Blueschool Street
Hereford
HR1 2ZB

Decision Date: 2nd August 2006


Team Leader - South

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.