

PLANNING PERMISSION

Applicant:

K W Bell & Son Ltd.
Whimsey Industrial Estate
Steam Mills Road
Cinderford
Glos.
GL14 3JA

Agent:

Apex Architecture
Viney Hall
The Old School
Viney Hill
Nr Lydney
Glos
GL15 4ND

Date of application: 13th November 2006

Application code: **DCSE2006/3587/F**

Grid ref: 59582,21236

Proposed development:

SITE: Former Water Depot Site, Coughton, Ross-on-Wye, Herefordshire
DESCRIPTION: Minor changes to house type C on plot 9.

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. The permission hereby granted is an amendment to planning permission SE2003/2954 dated 7 September 2004 and, otherwise than is altered by this permission, the development shall be carried out in accordance with that planning permission and the conditions attached thereto.

Reason: For the avoidance of doubt.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no windows/dormer windows, other than that expressly authorised by this permission, shall be constructed in the northwestern elevation of the property.

Reason: In order to protect the residential amenity of adjacent properties.

INFORMATIVES:

1. The attention of the applicant is drawn to the need to keep the highway free from any mud or other material emanating from the application site or any works pertaining thereto.

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2. This permission does not authorise the laying of private apparatus within the confines of the public highway. The applicant should apply to Area Services Manager, Thorn Business Park, Rotherwas, Hereford, HR2 6JT Tel: 01432-383214, 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 Area Services Manager, Thorn Business Park, Rotherwas, Hereford, HR2 6JT Tel: 01432-383214 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. No work on the site should commence until engineering details of the improvements to the public highway have been approved by the Highway Authority and an agreement under Section 278 of the Highways Act 1980 entered into. Please contact Mr. R.J. Ball, Lead Planner (Transportation), PO Box 236, Hereford, HR4 9ZH to progress the agreement.
5. The developer is required to submit details of the layout and alignment, widths and levels of the proposed roadworks, which shall comply with any plans approved under this planning consent unless otherwise agreed in writing, together with all necessary drainage arrangements and run off calculations to Mr. A. Byng, Section 38 Manager, Engineering Services, PO Box 236, Hereford, HR1 2ZA. No works on the site of the development shall be commenced until these details have been approved and an Agreement under Section 38 of the Highways Act 1980 entered into.
6. It is not known if the proposed roadworks can be satisfactorily drained to an adequate outfall. Unless adequate storm water disposal arrangements can be provided, Herefordshire Council, as Highway Authority, will be unable to adopt the proposed roadworks as public highways.
7. For the avoidance of any doubt the plans for the development hereby approved are as follows:-
8. The decision to grant planning permission has been taken having regard to the policies and proposals in the Unitary Development Plan, Structure Plan and Local Plan set out below, and to all relevant material considerations including Supplementary Planning Guidance:

Hereford and Worcester County Structure Plan:

H18 Residential Development in Rural Settlements

H16A Development Criteria

CTC1 Area of Outstanding Natural Beauty

CTC2 Area of Great Landscape Value

CTC9 Development Criteria

South Herefordshire District Local Plan:

GD1 General Development Criteria

C5 Development within AONB

C8 Development Within Area of Great Landscape Value

SH6 Housing Development in Larger Villages

SH8 New Housing Development Criteria in Larger Villages

SH14 Siting and design of buildings

T3 Highway Safety Requirements

T4 Highway and Car Parking Standards

Continued.....

Herefordshire Unitary Development Plan:

S1 - Sustainable Development

S3 - Housing

S7 - Natural and Historic Heritage

DR1 - Design

DR2 - Land Use and Activity

DR3 - Movement

DR4 - Environment

DR5 - Planning Obligations

DR7 - Flood Risk

DR10 - Contaminated Land

H1 - Hereford and the Market Towns: Settlement Boundaries and Established residential Areas

H4 - Main Villages: Settlement Boundaries

H9 - Affordable Housing

H13 - Sustainable Residential Design

T6 - Walking

T11 - Parking Provision

LA1 - Areas of Outstanding Natural Beauty

HBA4 - Setting of Listed Buildings

ARCH1 - Archaeological Assessments and Field Evaluations

ARCH5 - Sites of Regional or Local Importance


ARCH6 - Recording of Archaeological Remains

CF2 - Foul Drainage

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: 28th December 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.