

# **PLANNING PERMISSION**

**Applicant:**

Ross Rowing Club  
Riverside Walk  
Ross on Wye  
Herefordshire

**Agent:**

James Morris Associates  
23 Bridge Street  
Leominster  
HR6 8DU

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Date of application: 29th February 2008

Application code: **DCSE2008/0826/F**

Grid ref: 59576,24482

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Proposed development:

**SITE:** Ross Rowing Club, Riverside Walk, Ross-on-Wye, Herefordshire, HR9 7BU  
**DESCRIPTION:** Alterations and extension of existing clubrooms and boathouse.

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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 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 development hereby approved shall be carried out strictly in accordance with the amended plans received by the local planning authority on 22nd July, 2008.

Reason: To ensure the development is carried out in accordance with the amended plans and to comply with the requirements of Policy DR1 of Herefordshire Unitary Development Plan

3. No development shall take place until details or samples of materials to be used externally on walls and roofs have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the materials harmonise with the surroundings so as to ensure that the development complies with the requirements of Policy DR1 of Herefordshire Unitary Development Plan

4. Prior to the commencement of the development hereby permitted, full details of all external lighting to be installed upon the site (including upon the external elevations of the building) shall be submitted to and be approved in writing by the local planning authority. No external lighting shall be installed upon the site (including upon the external elevations of the building) without the prior written consent of the local planning authority. The approved external lighting shall be installed in accordance with the approved details and thereafter maintained in accordance with those details.

**Reason:** To safeguard the character and amenities of the area and the potential ecological value of the site and to comply with Policies DR14 and NC1 of Herefordshire Unitary Development Plan.

5. None of the existing trees and/or hedgerows on the site (other than those specifically shown to be removed on the approved drawings) shall be removed, destroyed, felled, lopped or pruned without the prior approval in writing of the Local Planning Authority.

**Reason:** To safeguard the amenity of the area and to ensure that the development conforms with Policy DR1 of Herefordshire Unitary Development Plan

6. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before the first use of the development hereby approved.

**Reason:** To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal and to comply with Policy DR4 of Herefordshire Unitary Development Plan.

7. No development shall commence on site, or materials or machinery brought to the site for the purposes of development until a scheme of habitat protection works has been submitted to and approved in writing by the local planning authority and the agreed scheme implemented on site. The protection measures shall be maintained in good condition in situ on site until the completion of all works and the removal of materials and machinery at the end of development, at which time they must be removed from site and any disturbance made good.

**Reason:** To ensure that the nature conservation interest of the site is protected. So as to comply with Policy NC1 of Herefordshire Unitary Development Plan.

8. No development shall commence on site until a habitat enhancement scheme which contains proposals to enhance the habitat on site for wildlife and biodiversity has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented as approved, unless further agreed in writing by the local planning authority.

**Reason:** In order to ensure that diversity is conserved and enhanced in accordance with the requirements of PPS9, the NERC Act 2006 and Policies NC6, NC7, NC8 and NC9 of Herefordshire Unitary Development Plan

9. The development hereby permitted shall not be brought into use until the 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 and to conform with the requirements of Policy T11 of Herefordshire Unitary Development Plan

**Informative(s):**

1. Your attention is drawn to the requirements of Part M of the Building Regulations 1991 in respect of the need to provide access and facilities for the disabled.
2. The applicant is advised to consider the advice regarding the flood proofing of the building contained in the letter dated 24th April, 2008 from the Environment Agency, a copy of which is attached for information.
3. For the avoidance of any doubt the plans for the development hereby approved are as follows:-

Amended plans received and date stamped 22nd July, 2008.

4. The decision to grant planning permission has been taken having regard to the policies and proposals in the Herefordshire Unitary Development Plan 2007 set out below, and to all relevant material considerations including Supplementary Planning Guidance:

**Herefordshire Unitary Development Plan 2007**

Policy S2 - Development Requirements

Policy S7 - Natural and Historic Heritage

Policy S8 - Recreation, Sport and Tourism

Policy DR1 - Design

Policy DR2 - Land Use and Activity

Policy DR3 - Movement

Policy DR4 - Environment

Policy DR7 - Flood Risk

Policy DR14 - Lighting

Policy T11 - Parking Provision

Policy RST1 - Criteria for Recreation, Sport and Tourism

Policy RST2 - Recreation, Sport and Tourism Development within Areas of Outstanding Natural Beauty

Policy HBA6 - New Development in Conservation Areas

Policy LA1 - Areas of Outstanding Natural Beauty

Policy NC1 - Biodiversity and Development

Policy NC2 - Sites of International Importance

Policy NC3 - Sites of National Importance

Policy NC4 - Sites of Local Importance

Policy NC8 - Habitat Creation, Restoration and Enhancement

Policy NC9 - Management of Features of the Landscape Important for Fauna and Flora

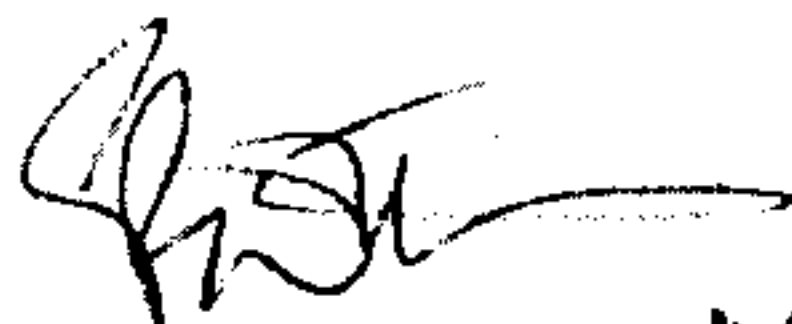
In reaching this decision the local planning authority was mindful of the particular circumstances of the case, namely the extent to which the development complied with policy and the way in which local issues of amenity and highway safety were addressed.



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, Garrick House, Widemarsh Street, Hereford (tel: 01432 261563).

Southern Planning Services  
PO Box 230  
Hereford  
HR1 2ZB

**Decision Date: 19th August 2008**

  
**Team Leader – South**

YOUR ATTENTION IS DRAWN TO THE FOLLOWING NOTES

#### 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.