

## PLANNING PERMISSION

**Applicant:**

W J Holden & Associates  
The Old Rectory  
Suckley  
Worcester  
WR6 5DP

**Agent:**

Michael Latchem & Associates  
9 Aylestone Drive  
Hereford  
HR1 1HT

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Date of application: 3rd January 2006

Application code: **DCNC2006/0016/F**

Grid ref: 66847,54156

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Proposed development:

**SITE:** Linton Trading Estate, Worcester Road, Bromyard, Herefordshire  
**DESCRIPTION:** Proposed extensions to industrial unit

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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 shall be carried out in all respects strictly in accordance with the approved plans (drawing nos. 0431:01, 02, 06, 07 and 08), 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. 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.

4. Before any work commences on site detailed drawings of the south, west and east elevations of the new glazed link shall first be submitted to and be subject to the prior written approval of the Local Planning Authority.

Reason: To ensure the development is satisfactory in appearance.

### **Informatives:**

1. This permission does not imply any rights of entry to any adjoining property nor does it imply that the development may extend into or project over or under any adjoining boundary.
2. The applicants should ensure that no damage is caused to the adjacent properties during building work or as a result of this development, in particular with respect to any excavation work required.
3. Your attention is drawn to the Party Wall Act 1996. The Act will apply where work is to be carried out on the following:
  - Work on an existing wall or structure shared with another property
  - Building a free standing wall or a wall of a building up to or astride the boundary with a neighbouring property
  - Excavating near a neighbouring building.

The legal requirements of this Act lies with the building/site owner, they must find out whether the works subject of this planning permission falls within the terms of the Party Wall Act. There are no requirements or duty on the part of the local authority in such matters. Further information can be obtained from the ODPM publication The Party Wall Act 1996 - explanatory booklet. Copies are available from the Planning Reception, Blueschool House, Blueschool Street, Hereford.

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


Employment Policy 10 - Expansion on Industrial Sites

Landscape Policy 1 - Development Outside Settlement Boundaries

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).

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

**Decision Date: 27th February 2006**

  
**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.