

TOWN AND COUNTRY PLANNING ACT, 1947.

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS

HEREFORDSHIRE COUNTY COUNCIL

Mr. A.L. Thomas,
per E. Wall Esq.,
Civil Engineer,
The Parnes,
Putley, Ledbury, Hfs.

The HEREFORDSHIRE COUNTY COUNCIL being the Local Planning Authority for the County of
HEREBY PERMIT the development* proposed by you in your application dated the
Twenty-sixth day of July 1963 of the land adjoining
Rose Cottage, Leominster Road, Leysters (Map ref. 529631) by the
erection of a bungalow for agricultural worker.

down on the Plan(s) accompanying such application subject to due compliance with the byelaws
general statutory provisions in force in the district, and subject to the conditions specified
under :-

1. The means of access thereto from the County road shall be provided for by setting back the entrance gates 18 feet behind the highway boundary and standard 45 degree visibility splaye shall be provided and maintained on each side thereof. (The applicant shall not, without the consent of the Highway Authority, erect or plant or permit to be erected or planted or to remain upon the triangular piece of land hereinafter defined, any building, wall, fence, hedge, trees or shrubs which will obstruct the view from any point 3ft. 9in. or over above the access drive to any point 3ft. 9in. or over above the middle of the County road co-extensive with the piece of land. The piece of land affected by this condition shall be that part of the site which lies between the County road and two lines drawn at 45 degrees with the boundary of the County road so as to intersect on the middle line of the proposed access road at a point distant 18 feet from the said boundary of the County road.
- 2 and 3. Please see overleaf.

The reasons for the Council's decision to grant permission for the development subject to
ance with the conditions hereinbefore specified are :-

1. In the interests of highway safety.
2. The site is prominent in an area of Great Landscape Value
3. To ensure that the bungalow is occupied in connection with agriculture, as a dwelling in this position would not normally be allowed.

Dated Ninth day of September 1963

NOTES.

*This permission relates only to development as defined by the Act. Before commencing the work the applicant should satisfy himself that he has all other consents and approvals which may be necessary, such as byelaw approval from the District Council.

(1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may by notice served within one month of receipt of this notice, appeal to the Minister of Housing and Local Government in accordance with Section 16 of the Town and Country Planning Act, 1947. If it is desired to exercise the right of appeal under Section 16 of the Town and Country Planning Act, 1947, this must be done by completing the appropriate Form which may be obtained on application from the Ministry of Housing and Local Government, Whitehall, London, S.W.1. The Minister has power to allow a longer period for the giving of a Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the Local Planning Authority in regard to the proposed development are in progress. The Minister is not, however, required to entertain such an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the provisions of Section 14 of the Act and of the Development Order and to any directions given under the Order.

(2) If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Minister of Housing and Local Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve (on the Council of the County Borough or County District in which the land is situated) a purchase notice requiring that Council to purchase his interest in the land in accordance with Section 19 of the Town and Country Planning Act, 1947.

(3) In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused, or granted subject to conditions by the Minister on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Sections 20 and 79 of the Town and Country Planning Act, 1947.

CONDITIONS CONT.

2. Development of the site shall be limited to a bungalow of good design with a horizontal emphasis and having light coloured wall and a dark roof.
3. The occupation of the bungalow shall be limited to persons employed locally in agriculture, as defined in S.221(1) of the Town and Country Planning Act, 1962 and the dependents of such persons.