

From: West-1 <west1@planninginspectorate.gov.uk>

Sent: Thursday, September 19, 2024 4:44:14 PM (UTC+00:00) Dublin, Edinburgh, Lisbon, London

To: Planning Enquiries <planningenquiries@herefordshire.gov.uk>

Subject: FW: Planning Inspectorate APP/W1850/W/24/3343795: Broken Gate Cottage, HR1 4QX

Good afternoon,

Please see the comments below from the appellant for information only.

Kind regards,

Heather

From: Brendan Beal <brendan@bgbuk.com>

Sent: Thursday, September 19, 2024 9:00 AM

To: West-1 <west1@planninginspectorate.gov.uk>

Subject: RE: Planning Inspectorate APP/W1850/W/24/3343795: Broken Gate Cottage, HR1 4QX

Dear Heather,

Please accept my apologies for my delay in responding. In truth I'm not particularly comfortable responding to Mr Withers via yourself, but having taken some time to reflect, and given Mr Withers' own comments were after the cut off date for last comments, I believe it appropriate to be open and transparent with my considerations:

I consider Mr Withers' comments on my submission of the statutory declaration to be somewhat spurious and subjective: Professionally I would not see it fit to comment on someone's 'handling' of an appeal. Further, Mr Withers has cast aspersions on the motivations behind submitting that declaration, when in truth the appellants have simply supplied documentation as and when it has become available. I feel this is indicative of the lack of objectivity displayed by Herefordshire LPA throughout.

If a CLEUD application were to be submitted by the appellant that would of course be a separate matter and indeed it may have precluded any reason for this appeal: I am sure this is clearly reason enough to confirm that, if said document had been available to myself and the appellant at an earlier date, a CLEUD application may indeed have been sought rather than turning to this appeal.

I trust yourself and PINS in general to decide for yourselves which documentation is to be considered in determining the outcome of this appeal and will understand if you choose to disregard this email and/or Mr Withers' comments.

Kind regards,

Managing Director

Brendan Beal MSc, CertDIR

01432 607 407

www.bgbuk.com



PLANNING & ARCHITECTURE

Planning - Permitted Development - Architectural Design
Development Consultancy - Conservation

From: West-1 <west1@planninginspectorate.gov.uk>

Sent: 19 August 2024 14:26

To: Brendan Beal <brendan@bgbuk.com>

Cc: Carroll, Tracy <Tracy.Carroll@herefordshire.gov.uk>; Brendan Beal <brendan@bgbuk.com>; Withers, Simon <Simon.Withers@herefordshire.gov.uk>

Subject: RE: Planning Inspectorate APP/W1850/W/24/3343795: Broken Gate Cottage, HR1 4QX

Dear Brendan,

The email and attachments from the Council have been accepted and copied to you for information.

Kind regards,

Heather

From: Withers, Simon <Simon.Withers@herefordshire.gov.uk>

Sent: Sunday, August 18, 2024 4:10 PM

To: West-1 <west1@planninginspectorate.gov.uk>

Cc: Carroll, Tracy <Tracy.Carroll@herefordshire.gov.uk>; brendan@bgbuk.com

Subject: Planning Inspectorate APP/W1850/W/24/3343795: Broken Gate Cottage, HR1 4QX

Good afternoon Heather

I acknowledge that further comments from the LPA are not normally be taken into consideration at this stage in proceedings but it is considered important to cast doubt on the veracity of claim being made on the Statutory Declaration.

It appears to be an incomplete document and as such should be afforded little if any weight. It is somewhat odd for such a statement to materialise as late in proceeding as this and it is suggested that its late introduction reflects poorly upon the appellants handling of the appeal. Procedurally it would be preferred for the purported lawful status of the site to be established by a Certificate of Lawful Development particularly where there is significant doubt about the likely granting of a Certificate. Since this is a fundamental plank of the appeal proposals acceptability, the LPA is highly sceptical late introduction of this material.

The LPA wishes to ensure that the Inspector affords it appropriate weight and with due respect that this should be afforded little if any weight in respect of the policy assessment.

Your sincerely

Herefordshire.gov.uk

Simon Withers

Development Manager | Development Management
Economy and Environment

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@ Simon.Withers@herefordshire.gov.uk

Tel 01432 260612

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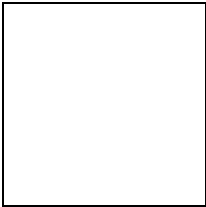
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