

PLANNING PERMISSION

Applicant:

A J Mifflin
1 Goldsmith Close
Hereford
HR1 1XE

Agent:

Date of application: 27th June 2006

Application code: **DCCE2006/2139/F**

Grid ref: 53448,37698

Proposed development:

SITE: Coldnose Road, Rotherwas Industrial Estate, Hereford
DESCRIPTION: Light industrial unit

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 unless otherwise agreed in writing with the Local Planning Authority.

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. Details of any floodlighting and/or external lighting proposed to illuminate the development shall be submitted to and approved in writing by the local planning authority before the building is occupied. Development shall be carried out in accordance with the approved details and there shall be no other external illumination of the development.

Reason: To safeguard local amenities.

5. No goods, plant, material or machinery shall be deposited or stored outside the building hereby permitted unless otherwise agreed in writing with the local planning authority.

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Reason: To protect the appearance of the locality and to retain the required level of off street parking and manoeuvring area.

6. The development hereby permitted shall not be brought into use until the access, turning area and 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.

7. Before any other works hereby approved are commenced, the construction of the vehicular access shall be carried out in accordance with a specification to be submitted to and approved in writing by the local planning authority, at a gradient not steeper than 1 in 12.

Reason: In the interests of highway safety.

8. Before the development is commenced a scheme for the provision of secure cycle parking on site shall be 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 there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.

9. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with a timetable to be agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and highway safety.

10. Prior to the commencement of development a plan and full details of a flood evacuation access route and associated evacuation planning procedure for staff and visitors shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure the availability of a flood free access route to enable access by emergency services and evacuation of people, vehicles and goods during flood events.

11. A Green Travel Plan containing measures to promote alternative modes of transport for staff and visitors using the approved development, including a schedule for its implementation, shall be submitted to and approved in writing by the local planning authority within six months of the date of occupation of the building approved. A detailed written record shall be kept of the measures undertaken to promote Green Transport initiatives shall be made available for inspection by the local planning authority upon reasonable request.

Reason: To ensure that a range of sustainable transport initiatives are available to employees and visitors.

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Informatives:

1. In relation to condition 11, in addition to the submission of a Green Travel Plan, written confirmation of the occupiers of the building hereby approved having signed up to the Rotherwas Travel Plan will be expected in order to fully discharge its requirements.
2. 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.
3. This planning permission does not authorise the applicant to carry out works within the publicly maintained highway and Mr. C. Hall, Area Manager (Central), Thorn Business Park, Rotherwas, Hereford, HR2 6JT, Tel: 01432-260786, 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. Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.
5. The decision to grant planning permission has been taken having regard to the policies and proposals in the South Herefordshire District Local Plan and Herefordshire Unitary Development Plan set out below, and to all relevant material considerations including Supplementary Planning Guidance:

South Herefordshire District Local Plan:

GD1 - General Development Criteria
ED1 - Employment Land Availability
ED2 - Employment Land
C44 - Flooding

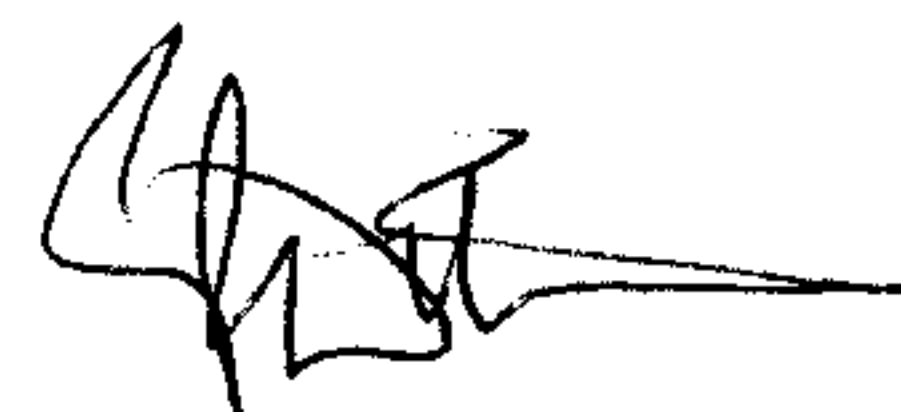
Herefordshire Unitary Development Plan (Revised Deposit Draft):

S1 - Sustainable Development
S2 - Development Requirements
S4 - Employment
S6 - Transport
DR1 - Design
DR2 - land Use and Activity
DR7 - Flood Risk
E1 - Rotherwas Industrial Estate
E5 - Safeguarding Employment Land and Buildings

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).

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

Decision Date: 22nd August 2006



Team Leader - Central

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.