

PLANNING PERMISSION

Applicant:

CD Developments Ltd
Unit 4
Wallbrook Court
Rotherwas
Hereford
HR2 6JG

Agent:

Mr A Last
Brookside Cottage
Knapton Green
Herefordshire
HR4 8ER

Date of application: 21st June 2006

Application code: **DCCW2006/2012/F**

Grid ref: 46316,48674

Proposed development:

SITE: The Plough Inn, Canon Pyon, Herefordshire, HR4 8NU

DESCRIPTION: Conversion to 4 dwellings in lieu of 2 dwellings as approved 25/08/04
application No. DCCW2004/1701/F

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 permission hereby granted is an amendment to planning permission DCCW2004/1701/F dated 25th August 2004 and, otherwise than is altered by this permission, the development shall be carried out in accordance with that planning permission and the conditions attached thereto.

Reason: For the avoidance of doubt.

3. 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.

4. 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.

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Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

5. During the construction phase no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times: Monday - Friday 7.00 am - 6.00 pm, Saturday 8.00 am - 1.00 pm nor at any time on Sundays, Bank or Public Holidays.

Reason: To safeguard residential amenity.

6. No materials or substances shall be incinerated within the application site during the construction phase.

Reason: To safeguard residential amenity and prevent pollution.

Informatives:

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. For the avoidance of any doubt the plans for the development hereby approved are as follows:-

Drawing Nos. 06592/03a, 03435/16a, 06592/02a and 06592/01b.

3. The decision to grant planning permission has been taken having regard to the policies and proposals in the Leominster District Local Plan and Herefordshire Unitary Development Plan (Revised Deposit Draft) set out below, and to all relevant material considerations including Supplementary Planning Guidance:

Leominster District Local Plan:

A1 - Managing the District's Assets and Resources

A2 - Settlement Hierarchy

A23 - Creating Identity and an Attractive Built Environment

A24 - Scale and Character of Development

A70 - Accommodating Traffic from Development

A71 - Vehicle Parking Standards for Development away from Central Shopping and Commercial Areas and Conservation Areas

Herefordshire Unitary Development Plan (Revised Deposit Draft):

DR1 - Design

H1 - Hereford and the Market Towns: Settlement Boundaries and Established Residential Areas

H4 - Main Villages: Settlement Boundaries

H13 - Sustainable Residential Design

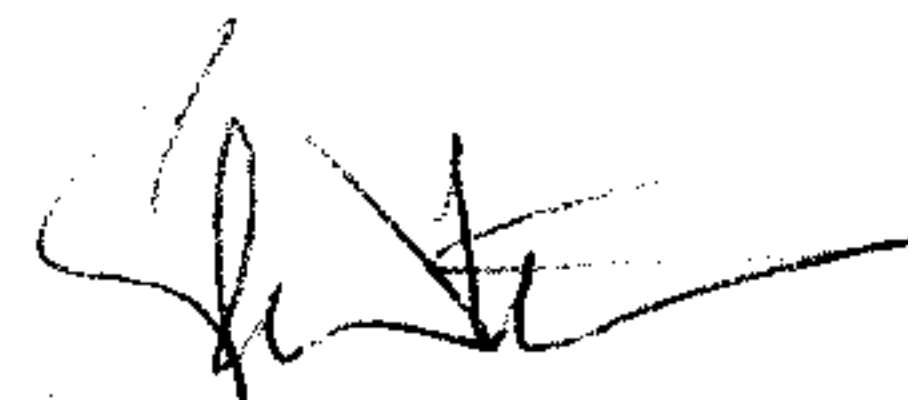
H15 - Density

H16 - Car Parking

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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: 25th September 2006

Team Leader - Central

YOUR ATTENTION IS DRAWN TO THE NOTES BELOW

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.