

PLANNING PERMISSION

Applicant:

Mr T Raby
Bramley Cottage
Star Beech Hill
Howle Hill
Ross-on-Wye
Herefordshire
HR9 5SH

Agent:

Date of application: 19th October 2007

Application code: **DCSE2007/3276/F**

Grid ref: 60554,20530

Proposed development:

SITE: Bramley Cottage, Star Beech Hill, Howle Hill, Ross-on-Wye, Herefordshire, HR9 5SH
DESCRIPTION: Erection of stable block for horses owned by family for private use (retrospective application).

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. Within 2 months of the date of this decision a scheme of landscaping shall be submitted for the approval of the local planning authority which shall include indications of all existing trees and hedgerows on the land, details of any to be retained, together with measures for their protection in the course of development and any necessary tree surgery and a timetable for carrying out the scheme. All proposed planting shall be clearly described with species, sizes and planting numbers.

Reason: In order to protect the visual amenities of the area.

2. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with the agreed timetable and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5 year defects period.

Reason: In order to protect the visual amenities of the area.

3. The stable blocks shall be used to accommodate the applicant's own horses only and shall not be used for any commercial riding, breeding, training or other equestrian enterprise.

Reason: In order to safeguard the residential amenity of the area.

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4. No external lighting of the stable block shall be installed unless details of lighting proposed to illuminate the development have been submitted to and approved in writing by the local planning authority. 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.

Informative(s):

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

BC-30, BC-32, BC-33 & BC-34

2. The decision to grant planning permission has been taken having regard to the policies and proposals in the Herefordshire Unitary Development Plan 2007 set out below, and to all relevant material considerations including Supplementary Planning Guidance:

LA1 - Areas of Outstanding Natural Beauty


H7 - Housing in the Countryside Outside Settlements

H18 - Alterations and Extensions

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 The Hereford Centre, Garrick House, Widemarsh Street, Hereford (Tel: 01432-261563).

Southern Planning Services
PO Box 230
Hereford
HR1 2ZB

Decision Date: 9th January 2008


Team Leader – South

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.