

-----Original Message-----

From: jane [REDACTED]  
Sent: 03 June 2019 15:27  
To: Bailey, Josh <[Joshua.Bailey@herefordshire.gov.uk](mailto:Joshua.Bailey@herefordshire.gov.uk)>; Harvey, Liz (Cllr) <[epjharvey@herefordshire.gov.uk](mailto:epjharvey@herefordshire.gov.uk)>; Bishop, Kevin <[Kevin.Bishop@herefordshire.gov.uk](mailto:Kevin.Bishop@herefordshire.gov.uk)>  
Cc: John Kendrick <[john@procuroplanning.com](mailto:john@procuroplanning.com)>; [REDACTED]  
Subject: Reply to Thomas&Gittens, Evans and Davies re 184593 Woodmill Cottage- holiday let

Please find below my response to the latest objection from Thomas&Gittens, Evans's and Davies, email dated 21 May and I would like used as evidence for our case.

Firstly, I would like to reassure the above named objectors that we have proven with our research, by the attached email from cottages.com<<http://cottages.com>>, that we have applied for a holiday let and have no intention of separating it as separate residential property. The pre app advice is of no relevance to this application apart from being a positive in the fact that it proves we took their advice, which is what they are meant for. Our holiday let is to make use of an existing, disused building, provide income, support the rural economy and tourism. In fact, I am sure it will be a useful resource to locals with visiting relatives wanting an overnight stay.

Our proposed holiday let, at our historic sawmills, brownfield site, is in its own ground, photo attached, and does not overlook anyone. The neighbour has a lower, smaller outbuilding that is independent, unrelated and unsupported by our building; it overlooks their own property in their grounds.

Regarding the Transportation comment by Jill Tookey-Williams, I have discovered disparity in Jill's comments as follows:

In her response to our application dated 18/2/19, copy attached, Jill Tookey-Williams states:  
"the site is via a PROW footpath, to access .....whilst permission is for a holiday let, there is concern that future permissions will be sought to change it to a dwelling"

Compared to Jill Tookey-Williams comment one month after our application dated 18/3/19, on a current unrelated application on Ochre Hill for a dwelling, no 190536, copy attached, Jill Tookey-Williams states:  
"No objections, no highway implications"

I am concerned by this speculative judgment, how is it possible for Jill Tookey-Williams to comment so inconsistently that there is no access problem on an application for a new dwelling on Ochre Hill, a month after our application for just a change of use of an existing building? This misinformation about access to our property has never and is not an issue, as can be seen from attached documents for our property and useage is no different to what it was previously used for.

Additionally, it is worth referencing J Adidas, PROW officer comment that there is "no objections" and "access will be via public footpath WH14, which legally only has to be maintained to footpath standard, no objection "

I reiterate and clarify, that we have proven that Ochre Hill is an unregistered, unadopted Road, that no one owns, land registry copy attached, with no access restrictions to any member of the public whatsoever.

It is worth noting that Thomas objected to a current unrelated application on Ochre Hill,184597, regarding transportation stating that "in the interest of highway safety and to conform with the requirements of Policy MT1" seeming on this occasion that she feels Ochre Hill is a highway.

As far as the AFA representation is concerned, this seems to contradict itself, giving credit to our application, stating that "officers should also clarify by way of condition.....that planning permission granted"

We do understand that building work is inconvenient but we have always gone above and beyond to help residents, we have also helped two current unrelated builds, whether it has been allowing lorries to turn, builders parking on our property or repairing grass verges. This has enabled them to enjoy their properties with minimum disruption or disturbance, the main ones inconvenienced has been ourselves. Building work does invariably come to an end and we also like peace, harmony and privacy just like anybody else.

I hope this puts their minds at rest.

Regards.

Jane and Derek Clack

reiterate that we have applied for a holiday let not a separate dwelling, [cid:554F6158-31C3-446C-A772-DEA1B7244FAB]

[cid:E5E445B9-9A75-458A-A44D-73DE7BC8FA53]

[cid:D6CC3E4F-CE08-4696-82FB-D328EDE81360]

[cid:22C1AD70-3E74-4C12-803E-F19E435E1506]



Mather, Megan

Fri 30/11/2018 12:54

Inbox

To:

You forwarded this message on 30/11/2018 13:10



Woodmill Cottage Holid...  
259 KB



Dynamic Pricing inform...  
403 KB



Maximising Your Rev...  
526 KB

Show all 3 attachments (1 MB) Save all to OneDrive - Personal

Dear Jane

Thank you for inviting Cottages.com to visit you and your property, it was lovely to meet you today and what a fabulous property you have, I cant wait to see it next year when it is finished!!

Please find attached a copy of the pricing document I went through with you for your information. You will see on it the recommended price per week for this year and next year. As discussed, we do operate dynamic pricing, so the prices shown on the document are 'midline' prices and can fluctuate up and down depending on consumer demand and events in the area.

Your commission rate is also shown on the attached document and we charge an annual service fee of £105 inclusive of vat per property which I have waived until 2020

We will photograph the property, give the property a Visit England quality standard rating and conduct a health and safety check when you decide to sign up with us all FREE as part of our service to you.

Your property will be advertised on [www.cottages.com](http://www.cottages.com) and [www.welcomecottages.com](http://www.welcomecottages.com) and also vast a number of other partner sites we us including Booking.com to mention just one; please see the partner logo sheet attached for some of the most well-known.

We are the largest holiday rental company in the UK, which means we offer the best service, with professional marketing and millions of pounds spent on promoting the properties we have in our portfolio giving you a high occupancy with the best market prices for holidays.

If you have any further questions please do not hesitate to call me. I really look forward to hearing back from you and would be thrilled to advertise your property. My contact details are listed below.

Kind regards





The application form, plans and supporting documents are available in Wisdom.

Please let me have your comments by 06/02/2019. If I have received no response by this date I shall assume that you have no objections. Should you require further information please contact the Case Officer. Any comments should be actioned in Civica to Mr Josh Bailey.

*[If the above comments include standard note HN7 (Section 278 Agreements) please notify Blueschool House of this requirement as there is a requirement from 1st July 2002 to enter all Section 278/Section 106 Agreements on the Statutory Register]*

"

**COMMENTS:-**

**Proposal acceptable, subject to the following conditions and / or informatives:-**

The site is access via a PROW - Footpath. To access the site the applicant will have to agree the use of the footpath with the residents. Please see informative I50. Whilst this permission is for a holiday let, there is a concern that future permissions will be sort to change it to a dwelling; therefore increasing the use on the footpath to vehicles, therefore if permission is given conditions should restrict the use.

**CAL** - Access, turning area and parking

**CAZ** - Parking for site operatives

**CB2** - Secure covered cycle parking provision

**HIGHWAY INFORMATIVE NOTES**

**I11** – Mud on highway

**I10** – Access via public right of way

**I09** – Private apparatus within the highway (Compliance with the New Roads and Streetworks Act 1991, the Traffic Management Act 2004 and the Highways Act 1980)

**I05** – No drainage to discharge to highway

**I50** – Vehicular use of public rights of way

**I47** – Drainage other than via highway system

**I35** – Highways Design Guide and Specification

**SITE VISITED: YES**

The application form, plans and supporting documents are available in Wisdom.

Should you require further information please contact the Case Officer. Any comments should be actioned in Civica to Mr Josh Bailey.

*[If the above comments include standard note HN7 (Section 278 Agreements) please notify Blueschool House of this requirement as there is a requirement from 1st July 2002 to enter all Section 278/Section 106 Agreements on the Statutory Register]*

SIGNED: .....Jill Tookey-Williams

Area Engineer Development Control (Transportation Department)

DATE RETURNED: ...18/02/19.....

Planning Services, PO Box 4, Hereford, HR4 0XH



assume that you have no objections. Should you require further information please contact the Case Officer. Any comments should be actioned in Civica to Mr Josh Bailey.

*[If the above comments include standard note HN7 (Section 278 Agreements) please notify Blueschool House of this requirement as there is a requirement from 1st July 2002 to enter all Section 278/Section 106 Agreements on the Statutory Register]*

"

#### **COMMENTS:-**

**Proposal acceptable (no conditions and / or informatives required)**

**No objections, no highway implications**

The application form, plans and supporting documents are available in Wisdom.

Please let me have your comments by 19/03/2019. If I have received no response by this date I shall assume that you have no objections. Should you require further information please contact the Case Officer. Any comments should be actioned in Civica to Mr Josh Bailey.

*[If the above comments include standard note HN7 (Section 278 Agreements) please notify Blueschool House of this requirement as there is a requirement from 1st July 2002 to enter all Section 278/Section 106 Agreements on the Statutory Register]*

SIGNED: ...Jill Tookey-Williams

Area Engineer Development Control (Transportation Department)

DATE RETURNED: ...18/03/19.....

Planning Services, PO Box 4, Hereford. HR4 0XH

Herefordshire Council, Main Switchboard (01432) 666000 [www.herefordshire.gov.uk](http://www.herefordshire.gov.uk)

**MEMORANDUM**

**To :** PROW  
: herefordshireprow@bblivingplaces.com

**From :** Mr Fernando Barber-Martinez, Planning Services, Blueschool House - H31

**Tel :** 01432 383674      **My Ref :** 160541

**Date :** 26 February 2016

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**APPLICATION NO & SITE ADDRESS:** 160541 - The Gables, Ochre Hill, Wellington Heath, Herefordshire

**APPLICATION TYPE:** Outline

**DESCRIPTION:** Site for proposed erection of one new 3 bedroom dwelling.

**GRID REFERENCE:** OS 371411, 240462

**APPLICANT:** Mr & Mrs Clack

**WEBSITE:** [www.herefordshire.gov.uk/searchplanningapplications](http://www.herefordshire.gov.uk/searchplanningapplications)

The planning application described above has been received by Herefordshire Council. The application plans and supporting documents can be viewed, normally within 24 hours, by entering the application number using the link above.

If you have any comments to make please let me have them by 18/03/2016. If you do not respond by this date it will be assumed that you have no comments to make.

**Any comments or queries should be directed to the Case Officer, Mr Fernando Barber-Martinez who can be contacted via [fernando.barber-martinez@herefordshire.gov.uk](mailto:fernando.barber-martinez@herefordshire.gov.uk).**

Access will be via public footpath WH14, which legally only has to be maintained to footpath standard. No objection.

NAME: J Addis  
JOB TITLE: PROW Dvpt Officer  
COMPANY: BBLP  
DATE RETURNED: 2 March 2016

Yours faithfully,

**SUPPORT SERVICES OFFICER**

Official certificate of the result of  
search of the index map

**HM Land Registry**  
Land Registration Rules 2003

**SIMR**

Certificate Date: 20 Feb 2018  
Certificate Time: 00:00:01  
Certificate Ref: 224/Q68UDMB

Property	Land COLOURED BROWN on the plan attached to the application and described in form SIM as TRACK AT OCHRE HILL, WELLINGTON HEATH, HR8 1LZ.
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The index map does not define the extent of the land in any registered title. This reflects the fact that the boundary of a registered estate as shown for the purposes of the register is a general boundary, unless shown as determined under section 60 of the Land Registration Act 2002. You might also wish to refer to the individual register and title plan of any adjoining titles for details of the surrounding registered estates and their general boundaries and/or determined boundaries.

**Result**

The index map has been searched in respect of the Property with the following result:

No registered estate, caution against first registration or application for first registration or application for a caution against first registration is shown on the index map in relation to the Property. We therefore hold no records in respect of the Property.

\*\*\*\*\*

The plan lodged with your application for a search of the index map has been accepted for this application. Any statement of disclaimer has been disregarded as it is assumed that it was not intended to apply for the purposes of the application.

Please note that the acceptance of the plan for this particular application does not necessarily mean that the same plan would be accepted if subsequently used for another application. All plans lodged with a Land Registry application should comply with the guidelines in Land Registry's Practice Guide 40, Supplement 2. Lodging a plan which does not comply with the guidelines may result in requisitions being raised, (such as a request to delete a statement of disclaimer) or the application being cancelled.

Continued on Page 2

Your Reference: DI/CLA070/1 ORME & SLADE DX27281 LEDBURY	Key Number: 8243254	For any enquiries concerning this certificate, please contact: Customer Support: email customersupport@landregistry.gov.uk telephone 0300 006 0411 (lines open Monday to Friday 8am until 6pm) A £4.00 fee will be debited to the account quoted.
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