

**From:** Brace, Carl  
**Sent:** 11 April 2016 09:20  
**To:** 'Gareth stent'  
**Subject:** RE: P160513/O Line House

Dear Gareth

The application will be refused on amenity and highways grounds. These are quite involved matters beyond the scope of a simple amendment. As such I suggest you either utilise the pending refusal report and Decision Notice to inform any resubmission or withdraw by return and enter into formal pre application discussions using the Council's service, link here –

<https://www.herefordshire.gov.uk/planning-and-building-control/development-control/get-help-making-a-planning-application>

I note your clients' utilised this on their recent application for a dwelling.

I await your instruction, if I don't receive confirmation withdrawing, the Decision Notice will be issued on 16<sup>th</sup> April,

Regards

Carl Brace BSc (Hons), MA, MRTPI  
Acting Principal Planning Officer

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Council's Homepage [www.herefordshire.gov.uk](http://www.herefordshire.gov.uk)  
Planning Homepage <https://www.herefordshire.gov.uk/planning/>  
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**From:** Gareth stent [<mailto:Garethstent@btinternet.com>]  
**Sent:** 05 April 2016 20:52  
**To:** Brace, Carl  
**Subject:** FW: P160513/O Line House

Hi Carl, please can I have an update on this application....and your view on condition 4.

Thanks

**From:** Gareth stent [<mailto:Garethstent@btinternet.com>]  
**Sent:** 10 March 2016 18:32  
**To:** 'cbrace@herefordshire.gov.uk'  
**Cc:** 'Abbey Marketing'  
**Subject:** P160513/O Line House

Hi Carl,

I am the agent dealing with the above application and just though I'd contact you to see if you have had a chance to look at the application and supporting case. We have only applied for condition 4 to be removed, as we feel that condition 3 which states this permission shall 'enure for the sole benefit of Mr A Keef and for no other person whatsoever' to mean that the permission could only be implement by the person named.

After implementation (i.e. after the work to build it lawfully commenced) the condition has no relevance; i.e. that particular condition has been discharged and can then be disregarded. We feel it did not mean that only the named person could ever live in the house.

We are keen to bottom this assumption, as if we are wrong then condition 3 may also need adding to this application for removal and this may influence the advertisement of the application.

I would also welcome your thoughts on the case presented at some stage and should you need any further information please do not hesitate to contact me..

Kind regards

Gareth Stent

