

# PLANNING PERMISSION

**Applicant:**

John Davidson Pipes Ltd  
Townfoot  
Industrial Estate  
Longtown  
Carlisle  
Cumbria  
CA6 5LY

**Agent:**

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Date of application: 5th May 2006

Application code: **DCCE2006/1483/F**

Grid ref: 53267,37575

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Proposed development:

**SITE:** Former Haulage Yard, Gatehouse Road, Rotherwas Industrial Estate, Hereford, HR2 6RQ  
**DESCRIPTION:** Change of use from haulage yard to storage, distribution of plastic pipe, associated materials and siting of portacabin.

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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 hereby approved shall be carried out strictly in accordance with the amended plan received by the local planning authority on 12th June, 2006.

Reason: To ensure the development is carried out in accordance with the amended plans.

3. This permission does not extend to the area hatched blue on the amended plan drawing number 50852/001 Rev B received by the local planning authority on 12th June, 2006.

Reason: In order to clarify the terms of this permission and safeguard the route of the approved Rotherwas Access Road in accordance with Policy T10 of the Herefordshire Unitary Development Plan (Revised Deposit Draft).

4. There shall be no retail sales to visiting members of the public from the site.

Reason: To safeguard the industrial designation and character of the area.

5. Within one month of the commencement of the development hereby permitted, the applicants shall provide for the approval in writing of the local planning authority a flood management plan providing details of a safe evacuation route from the site in the event of flood.

Reason: To minimise the risk in the event of a flood.

## INFORMATIVES:

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

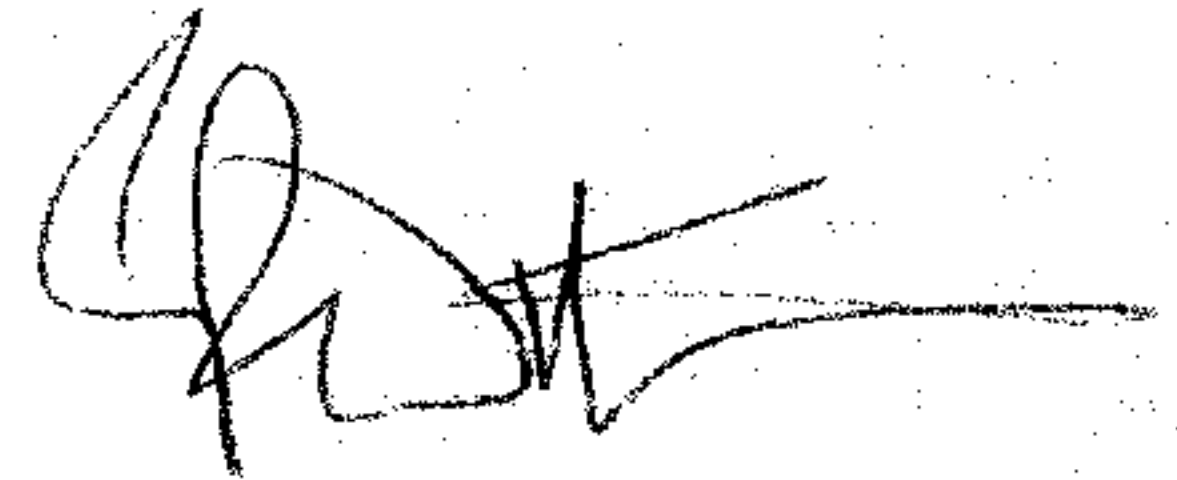
South Herefordshire District Local Plan:

GD1 - General development criteria

ED2 - Employment land

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: 16th June 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.