

The Planning Inspectorate

For official use only
(Date received)

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PLANNING APPEAL FORM (Online Version)

To help you fill in this form correctly, please refer to the guidance leaflet "How to complete your planning appeal form".

WARNING: The appeal **and** essential supporting documents **must** reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time we will not accept the appeal.**

APPEAL REFERENCE: **APP/W1850/A/13/2203561**

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name Mr Marc Wakeley

Address

Phone no.

Fax no

Postcode

E-mail office@ftplanning.co.uk

Please confirm how you wish to correspond with us: Electronically, via the email address specified above ☒
On paper, by post.

B. AGENT DETAILS FOR THE APPEAL (if any)

Name Mrs Sally Tagg

Address Foxley Tagg Planning Ltd
Normandy House, 305-309 High
Street
Cheltenham
Glos

Your reference FTP/13.08.832

Phone no. 01242222107

Fax no.

Postcode GL503FB

E-mail office@ftplanning.co.uk

Please confirm how you wish to correspond with us: Electronically, via the email address specified above ☒
On paper, by post.

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA Herefordshire Council

LPA's reference number S123592/0

Date of the planning application 21 Jan 2013

Date of the LPA's decision (if issued) 17 Jul 2013

D. APPEAL SITE ADDRESS

Address Land off Breinton Lee
Kings Acre Road
Hereford
Herefordshire

Postcode

Grid Reference: Easting 3472700

Northing 2412900

Is the appeal site within a Green Belt?

YES

NO

☒

Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site?

YES

NO

☒

E. DESCRIPTION OF THE DEVELOPMENT

Size of the whole appeal site
(in hectares)

0.84

Area of floor space of proposed development
(in square metres)

Has the description of the development changed from that stated on the application form?

YES

☒

NO

If YES, please state below the revised wording, and enclose a copy of the LPA's agreement to the change.

Development of 15 no. dwellings with associated infrastructure including alterations on A438, drainage and landscaping

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:-

Please tick one box only ☒

- 1 Refuse planning permission for the development described on the application form or in Section E. ☒
- 2 Grant planning permission for the development subject to conditions to which you object. ☐
- 3 Refuse approval of the matters reserved under an outline planning permission. ☐
- 4 Grant approval of the matters reserved under an outline planning permission subject to conditions to which you object. ☐
- 5 Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). ☐

or

- 6 Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval. ☐

G. CHOICE OF PROCEDURE

There are 3 possible choices:- written representations, hearings and inquiries. You should consider carefully which method suits your circumstances before selecting your preferred option by ticking the box.

1. THE WRITTEN REPRESENTATIONS PROCEDURE _____ ☒

This is normally the simplest, quickest and most straightforward way of making an appeal. The written procedure is particularly suited to small-scale developments (e.g. individual houses or small groups of houses; appeals against conditions or changes of use).

- a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? YES ☒ NO ☐
- b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? YES ☐ NO ☒

If so, please explain below or on a separate sheet.

2. THE HEARING PROCEDURE _____

This procedure is likely to be suited to more complicated cases which require detailed discussion about the merits of a proposal. At the hearing the Inspector will lead a discussion on the matters already presented in the written statements and supporting documents. Although you may indicate a preference for a hearing, the Inspectorate must also consider that your appeal is suitable for this procedure. You must give detailed reasons below or on a separate document why you think a hearing is necessary.

Please answer the question below.

- a) Is there any further information relevant to the hearing which you need to tell us about? If so please explain below. YES ☐ NO ☐

3. THE INQUIRY PROCEDURE _____

This is the most formal of procedures. Although you may indicate a preference for an inquiry the Inspectorate must also consider that your appeal is suitable for this procedure. You must give detailed reasons below or in a separate document why you think an inquiry is necessary.

a) How long do you estimate the inquiry will last?
(Note: We will take this into consideration, but please bear in mind that our estimate will also be informed by others' advice and our own assessment.)

No. of days

b) How many witnesses do you intend to call?

No. of witnesses

c) Is there any further information relevant to the inquiry which you need to tell us about? If so, please explain below.
Please continue on a separate sheet if necessary.

YES

NO

H. GROUNDS OF APPEAL

Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? YES ☒ NO ☐

** See separate documents **

H. GROUNDS OF APPEAL (continued)

I. (part one) APPEAL SITE OWNERSHIP DETAILS

We need to know who owns the appeals site. If you do not own the appeal site or only own a part of it, we need to know the name(s) of the owner(s) or part owner(s) and be sure that you have told them that you have made an appeal. YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES.

If you are the sole owner of the whole appeal site, certificate A will apply:

Please tick **one** box only



CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody except the appellant, was the owner of any part of the land to which the appeal relates:

OR

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice (see the *Guidance Notes*) to every one else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:

Owner's name Address at which the notice was served Date the notice was served

CERTIFICATES C & D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D in the guidance leaflet and attach it to the appeal form.

I (part two) AGRICULTURAL HOLDINGS CERTIFICATE

We also need to know whether the appeal site forms part of an agricultural holding.

Please tick either (a) or (b).

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding:



OR

(b)(i) The appeal site is, or is part of an agricultural holding, and the appellant is the sole agricultural tenant:



(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates as listed below:



Tenant's name Address at which the notice was served Date the notice was served

Details of additional tenants

☐

J. ESSENTIAL SUPPORTING DOCUMENTS

You **must** send the documents listed 1-7 below with your appeal form.
Please tick the boxes to show which documents you are enclosing.

- | | | |
|---|---|-------------------------------------|
| 1 | A copy of the original planning application sent to the LPA. | <input checked="" type="checkbox"/> |
| 2 | A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA
<u>at application stage</u> (this is usually part of the LPA's planning application form). | <input checked="" type="checkbox"/> |
| 3 | A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application. | <input checked="" type="checkbox"/> |
| 4 | A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show <u>two named roads</u> so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue. | <input checked="" type="checkbox"/> |
| 5 | Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
Please number them clearly and list the numbers here or on a separate sheet: | <input checked="" type="checkbox"/> |
| 6 | Copies of all additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).
Please number them clearly and list the numbers here or on a separate sheet: | <input type="checkbox"/> |
| 7 | A copy of the design and access statement sent to the LPA (if required) | <input checked="" type="checkbox"/> |

You must send copies of the following, if appropriate:

- | | | |
|----|--|--------------------------|
| 8 | Additional plans, drawings or documents relating to the application but not previously seen by the LPA .
Please number them clearly and list the numbers here or on a separate sheet: | <input type="checkbox"/> |
| 9 | Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements. : | <input type="checkbox"/> |
| 10 | If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission , please enclose:
(a) the relevant outline application;
(b) all plans sent at outline application stage;
(c) the original outline planning permission. | <input type="checkbox"/> |
| 11 | If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition , we must have a copy of the <u>original permission</u> with the condition attached. | <input type="checkbox"/> |
| 12 | A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). | <input type="checkbox"/> |

K OTHER APPEALS

If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers.

L CHECK SIGN AND DATE

(All supporting documents must be received by us within the time limit)

I confirm that I have sent a copy of this appeal form and relevant documents to the LPA (*if you do not your appeal will not normally be accepted*).

I confirm that all sections have been fully completed and that the details of the ownership (section I) are correct to the best of my knowledge.

Signature

Date 13 August 2013

Name (in capitals) Mrs Sally Tagg

On behalf of (if applicable) Mr Marc Wakeley

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 1998. Further information about our Data Protection policy can be found in the guidance leaflet.

M. NOW SEND

◦ Send a copy to the LPA

Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again; send them any supporting documents not previously sent as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

◦ You may wish to keep a copy of the completed form for your records

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

N. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. If forwarding the documents by email, please send to **appeals@pins.gsi.gov.uk**. If posting, please enclose the section of the form that lists the supporting documents and send it to PO Box 2606, Bristol, BS1 9AY.

You will not be sent any further reminders.

Please ensure that anything you do send by post or email is clearly marked with the reference number:

APP/W1850/A/13/2203561

Please ensure that a copy of your appeal form and any supporting documents are sent to the local planning authority.

* The Documents Listed Below Were Uploaded With The Appeal Form *

===== DESCRIPTION OF THE DEVELOPMENT =====

TITLE: LPA's Agreement to the change
DESCRIPTION: LPA's Agreement to the change
FILENAME: Agenda Planning Committee (17.07.13) BL only.pdf

===== GROUNDS OF APPEAL =====

TITLE: Grounds of Appeal 1
DESCRIPTION: Grounds of appeal
FILENAME: Grounds of Appeal - 13.08.13.pdf

===== ESSENTIAL SUPPORTING DOCUMENTS =====

TITLE: 01. A copy of the original planning application sent to the LPA.
DESCRIPTION: Reptile Report
FILENAME: 1131_02_Reptile Report_RJB_121012.pdf

TITLE: 01. A copy of the original planning application sent to the LPA.
DESCRIPTION: Concept Layout
FILENAME: 13000-3300-B.pdf

TITLE: 01. A copy of the original planning application sent to the LPA.
DESCRIPTION: Topo P1
FILENAME: 56817-P-01.pdf

TITLE: 01. A copy of the original planning application sent to the LPA.
DESCRIPTION: Topo P2
FILENAME: 56817-P-02.pdf

TITLE: 01. A copy of the original planning application sent to the LPA.
DESCRIPTION: Access Assessment
FILENAME: Access Assessment.pdf

TITLE: 01. A copy of the original planning application sent to the LPA.
DESCRIPTION: DAS Appendix 2
FILENAME: DAS - Appendix 2.pdf

TITLE: 01. A copy of the original planning application sent to the LPA.
DESCRIPTION: DAS Appendix 2i
FILENAME: DAS - Appendix 2i.pdf

Continued on Supplementary Sheet

SUPPLEMENTARY SHEET

Appeal Documents (continued)

TITLE: 01. A copy of the original planning application sent to the LPA.
DESCRIPTION: DAS Appendix 2ii
FILENAME: DAS - Appendix 2ii.pdf

TITLE: 01. A copy of the original planning application sent to the LPA.
DESCRIPTION: DAS
FILENAME: Design and Access Statement - 17.01.13.pdf

TITLE: 01. A copy of the original planning application sent to the LPA.
DESCRIPTION: Drainage Strategy
FILENAME: Drainage Strategy.pdf

TITLE: 01. A copy of the original planning application sent to the LPA.
DESCRIPTION: Ecology Appraisal
FILENAME: Ecology Appraisal.pdf

TITLE: 01. A copy of the original planning application sent to the LPA.
DESCRIPTION: Form Inc Certificates
FILENAME: Form - 17.01.13.pdf

TITLE: 01. A copy of the original planning application sent to the LPA.
DESCRIPTION: Site Location Plan
FILENAME: FTP-705-01 Site Location Plan.pdf

TITLE: 01. A copy of the original planning application sent to the LPA.
DESCRIPTION: Concept Design - Semi
FILENAME: FTP-705-02-A Concept Design - Semi Detached.pdf

TITLE: 01. A copy of the original planning application sent to the LPA.
DESCRIPTION: Concept Design - Detached
FILENAME: FTP-705-03-A Concept Design - Detached.pdf

TITLE: 01. A copy of the original planning application sent to the LPA.
DESCRIPTION: Planning Statement
FILENAME: Planning Statement - 14.01.13.pdf

TITLE: 01. A copy of the original planning application sent to the LPA.
DESCRIPTION: Tree Shade Plan
FILENAME: Tree Constraints (shade) plan.pdf

TITLE: 01. A copy of the original planning application sent to the LPA.
DESCRIPTION: Tree Constraints Plan
FILENAME: Tree Constraints Plan.pdf

TITLE: 01. A copy of the original planning application sent to the LPA.
DESCRIPTION: Tree Survey
FILENAME: Tree Survey.pdf

TITLE: 02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (these are usually part of the LPA's planning application form).
DESCRIPTION: Form Inc Certificates
FILENAME: Form - 17.01.13.pdf

TITLE: 03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
DESCRIPTION: Decision Notice - PDF
FILENAME: Decision

TITLE: 04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of th
DESCRIPTION: Site Plan
FILENAME: FTP-705-01 Site Location Plan.pdf

SUPPLEMENTARY SHEET

Appeal Documents (continued)

TITLE: 05. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

DESCRIPTION: Concept Layout

FILENAME: Concept Layout - FTP.705.05.A.pdf

TITLE: 05. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

DESCRIPTION: Covering Letter

FILENAME: Covering Letter - 10.04.13.pdf

TITLE: 05. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

DESCRIPTION: DAS Addendum

FILENAME: DAS - Addendum - 10.04.13.pdf

TITLE: 05. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

DESCRIPTION: Drainage Strat - App A

FILENAME: Drainage Strat - Appendix A.pdf

TITLE: 05. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

DESCRIPTION: Drainage Strat - App B

FILENAME: Drainage Strat - Appendix B.pdf

TITLE: 05. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

DESCRIPTION: Drainage Strat - App C

FILENAME: Drainage Strat - Appendix C.pdf

TITLE: 05. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

DESCRIPTION: Drainage Strat - App D

FILENAME: Drainage Strat - Appendix D.pdf

TITLE: 05. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

DESCRIPTION: Drainage Strat - App E

FILENAME: Drainage Strat - Appendix E.pdf

TITLE: 05. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

DESCRIPTION: Drainage Strat - App F

FILENAME: Drainage Strat - Appendix F.pdf

TITLE: 05. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

DESCRIPTION: Drainage Strat - App G

FILENAME: Drainage Strat - Appendix G.pdf

TITLE: 05. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

DESCRIPTION: Drainage Strat - App H

FILENAME: Drainage Strat - Appendix H.pdf

TITLE: 05. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and

SUPPLEMENTARY SHEET

Appeal Documents (continued)

Coloured markings given on those sent to the LPA.
DESCRIPTION: Site Plan
FILENAME: Exisitng Site Plan - FTP.705.04.A.pdf

TITLE: 05. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
DESCRIPTION: Drainage Strategy - Revised
FILENAME: Foul & Surface Water Drainage Strategy Report - Rev A (April 2013).pdf

TITLE: 05. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
DESCRIPTION: Hybrid Layout
FILENAME: Hybrid Layout - FTP.705.06.A.pdf

TITLE: 05. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
DESCRIPTION: Access Asseesment
FILENAME: Land at Breinton Lee, Access Assessment - Revised 03-04-13.pdf

TITLE: 05. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
DESCRIPTION: Planning Statement Addendum
FILENAME: PS - Addendum - 10.04.13.pdf

TITLE: 05. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
DESCRIPTION: Redline Plan - revised
FILENAME: Redline Plan - FTP. 705.01.B.pdf

TITLE: 05. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
DESCRIPTION: Drainage Strat Addendum 2
FILENAME: Breinton Lee - Foul & Surface Water Drainage Strategy Addendum No.2.pdf

TITLE: 05. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
DESCRIPTION: Cocept Layout - revised
FILENAME: Concept Layout - FTP.705.05.B.pdf

TITLE: 05. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
DESCRIPTION: Hybrid Layout - revised
FILENAME: Hybrid Layout - FTB.705.06.B.pdf

TITLE: 05. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
DESCRIPTION: Planning Statement Addendum 2
FILENAME: PS - 2nd Addendum - As submitted - 27.06.13.pdf

TITLE: 05. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
DESCRIPTION: Drainage Statement Addendum
FILENAME: Breinton Lee - Foul & Surface Water Drainage Strategy Addendum.pdf

TITLE: 05. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
DESCRIPTION: Drainage Statement Add - Appl

SUPPLEMENTARY SHEET

Appeal Documents (continued)

FILENAME: Appendix 1 - Drainage Features Plan.pdf

TITLE: 05. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

DESCRIPTION: Drainage Statement Add - App2

FILENAME: Appendix 2 - Greenfield Run-Off Calculations.pdf

TITLE: 05i. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.

DESCRIPTION: Plan List- Original

FILENAME: Plan List - Original.pdf

TITLE: 06i. A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.

DESCRIPTION: Plan List - Other

FILENAME: Plan List - Other.pdf

TITLE: 07. A copy of the design and access statement sent to the LPA (if required).

DESCRIPTION: DAS

FILENAME: Design and Access Statement - 17.01.13.pdf

TITLE: 07. A copy of the design and access statement sent to the LPA (if required).

DESCRIPTION: DAS - APP 2

FILENAME: DAS - Appendix 2.pdf

TITLE: 07. A copy of the design and access statement sent to the LPA (if required).

DESCRIPTION: DAS - APP 2i

FILENAME: DAS - Appendix 2i.pdf

TITLE: 07. A copy of the design and access statement sent to the LPA (if required).

DESCRIPTION: DAS - APP 2ii

FILENAME: DAS - Appendix 2ii.pdf

TITLE: 07. A copy of the design and access statement sent to the LPA (if required).

DESCRIPTION: DAS - Addendum

FILENAME: DAS - Addendum - 10.04.13.pdf