

REFUSAL OF CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Applicant:

Baileys DIY
Baileys DIY
Ross Park
Ross-On-Wye
Herefordshire
HR9 7US

Agent:

Mr Frederick Quartermain
Thrings
Thrings Llp The Paragon
Counterslip
Redcliff, Bristol
BS1 6BX

Date of Application: 2 March 2021 Application No: 210862

Grid Ref:360776:225618

THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL hereby certify that on 2nd March 2021 the use described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule to this Certificate and edged red on the plan attached to this Certificate, would not have been lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reasons:

- 1 This application seeks a proposed certificate of lawfulness under Section 192 of the Town and Country Planning Act that a maximum floorspace of 450sqm would constitute ancillary retail floorspace in the compliance with Condition 2 of planning application SE2000/0656/F.

The local planning authority considers insufficient information has been submitted in order to satisfy that the proposal is lawful development and therefore the certificate application is contrary to the requirements set out in Section 192(2) of the Town and Country Planning Act 1990 and therefore the certificate is refused.



KELLY GIBBONS
DEVELOPMENT MANAGER

Date: 1st July 2022

On behalf of THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL

FIRST SCHEDULE:

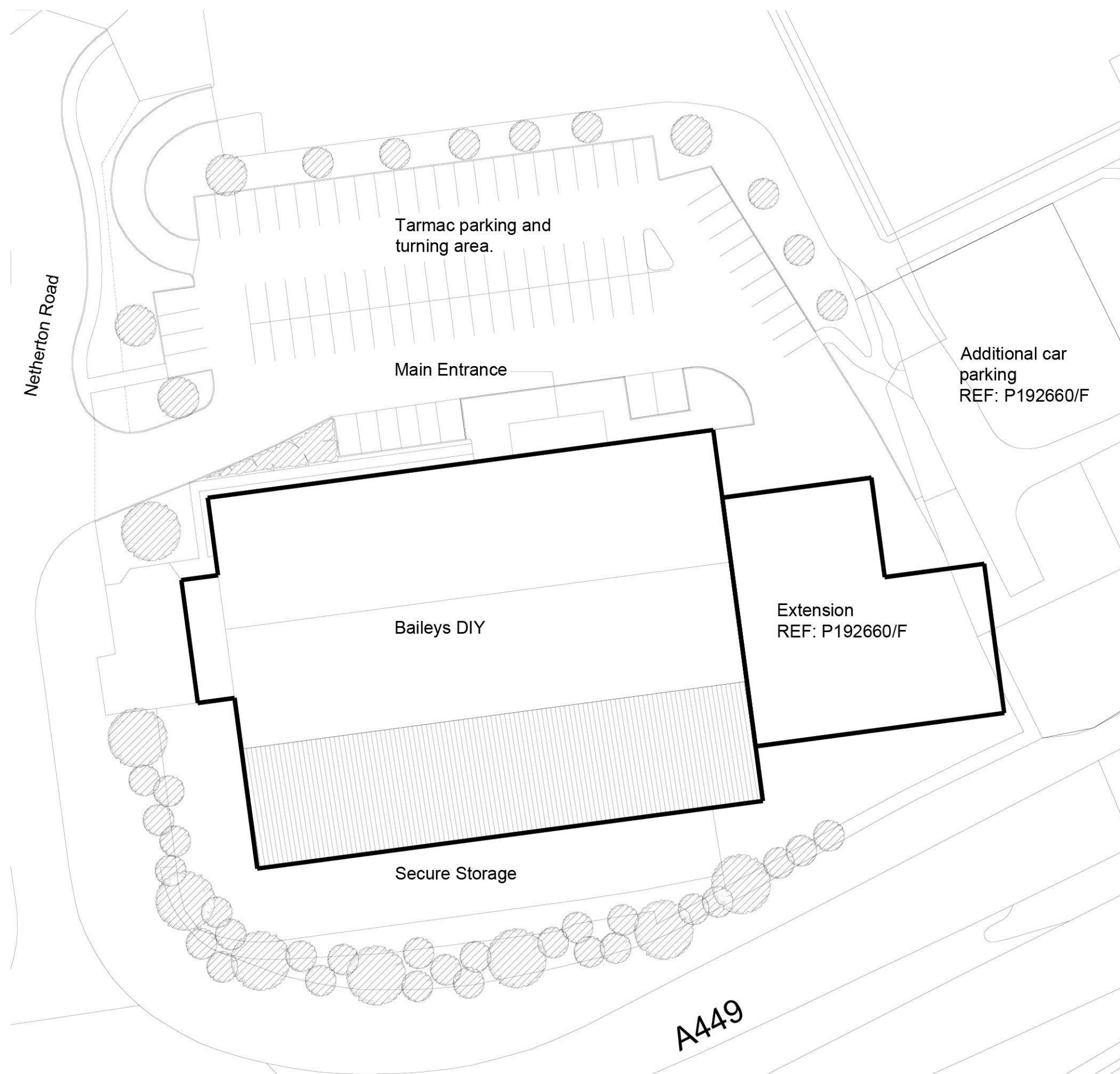
Proposed certificate of lawfulness for a proposed use of existing DIY store and garden centre (Use Class A1) in compliance with condition 2 of planning permission SE2000/0656/F with a maximum of 450sqm of ancillary retail floorspace.

SECOND SCHEDULE:

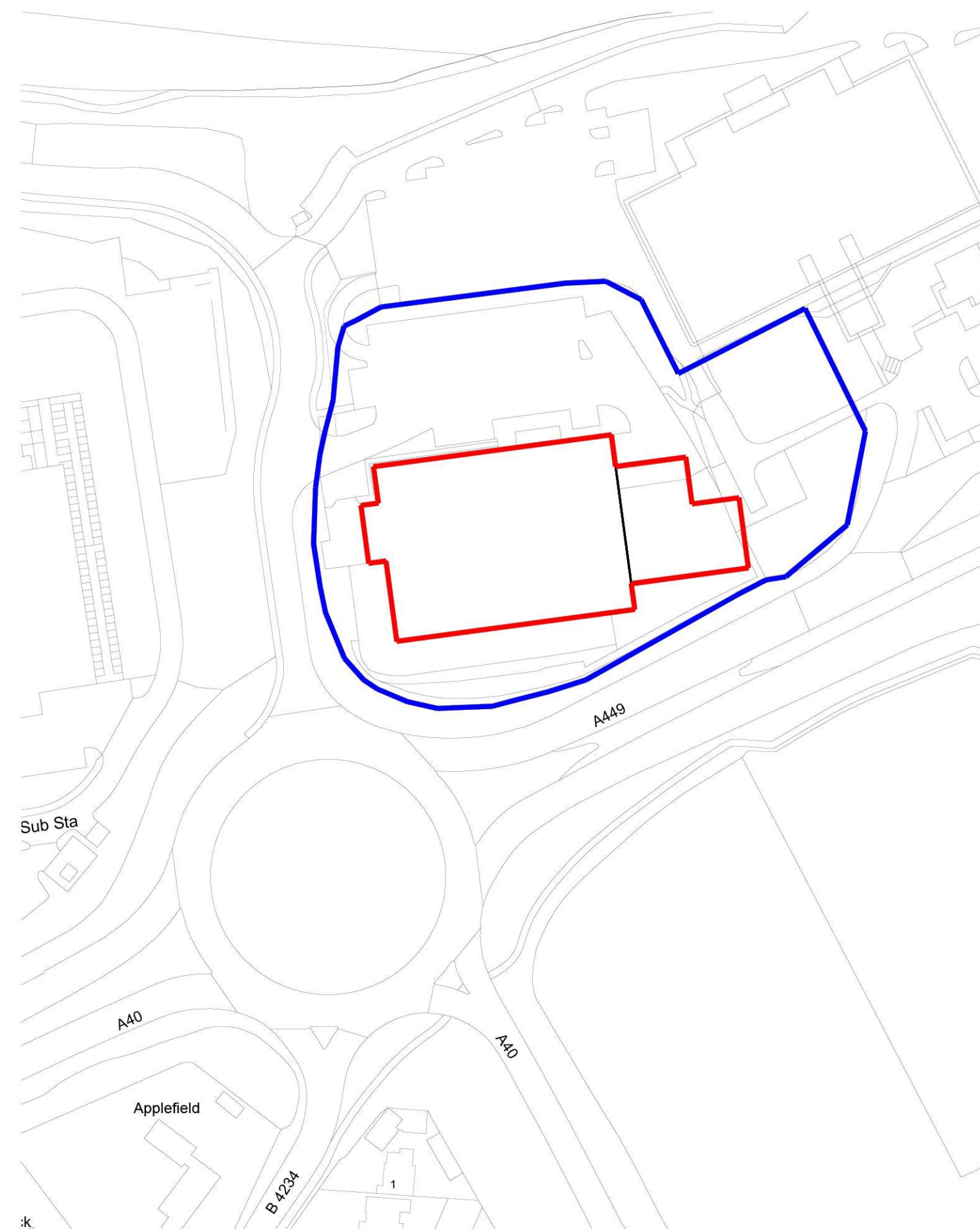
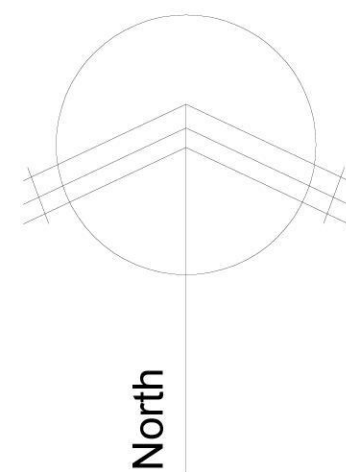
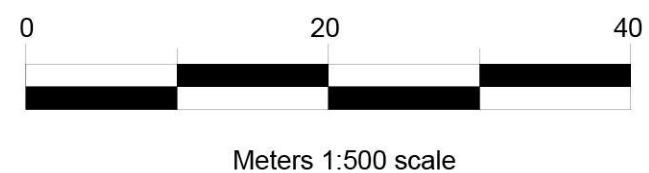
Baileys Diy, Ross Park, Ross-On-Wye, Herefordshire, HR9 7QJ

NOTES:

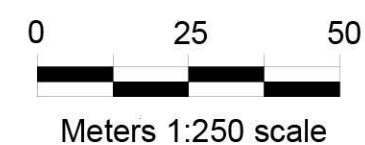
- (a) If you are aggrieved by the decision to refuse an application for a Certificate under Sections 191 or 192 of the Town and Country Planning Act 1990 (As amended) or to refuse it in part you may appeal to the Secretary of State under Section 195 of the Act (As amended).
- (b) Notice of appeal must be given in writing to The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Copies of all relevant documents including the application, the notice of decision and all plans, drawings and correspondence must be supplied to the Secretary of State.
- (c) You are advised to consult the brief official guide to applications and appeals, published by the Department of the Environment, from whom appeal forms may also be obtained on request.



Site block Plan as proposed
1:500 Scale



Site location plan
1:1250 scale



GriffithsDesign Architectural Technologists. <div>Tel: 07969446621 Email: griffithsdesign@outlook.com</div>			
Client		Baileys DIY	
Project		Certificate of lawfulness; Baileys DIY Overross House Ross-on-wye HR9 7US	
Drawing		Site block plan and site location plan.	
Date		Scale	
February 2021		as shown @ A2	
Drawn by		Drawing No [PP] 01	
JG			
Checked by			

Revision			