

DELEGATED DECISION REPORT

APPLICATION NUMBER: S120711/U

The Chase Hotel, Gloucester Road, Ross-on-Wye, Herefordshire, HR9 5LH

CASE OFFICER: Mr D Thomas

DATE OF SITE VISIT:

PLANNING OFFICER'S APPRAISAL:

Appraisal:

This is an application for a Certificate of Lawfulness of Existing Development to confirm planning permission DCSE2006/2206/F which proposed the erection of 9 apartments in the northwest corner of the garden grounds to The Castle Hotel. The planning permission was granted on 27 September 2006. The planning permission was subject to pre-commencement conditions; materials, landscaping, external lighting, slab levels, surface water drainage, details of car parking and details of access, turning and parking facilities. All pre-commencement conditions were discharged on 7 April 2009 and 10 July 2009.

Andrew Gough, Building Control, confirmed by e-mail that a small section of the foundation had been inspected on 14 July 2009. The trench has now been concreted.

Section 56 (b) of the Town and Country Planning Act 1990 deals with the commencement of development setting out the meaning of material operation, includes:

- a) Any work of construction in the course of the erection of a building; and
- b) The digging of a trench which is to contain the foundations, or part of the foundations, of a building.


The work that has taken place constitutes a commencement of building works and the planning permission for the 9 apartments remains.

RECOMMENDATION: PERMIT ☐ REFUSE ☐

CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:

(Please note any variations to standard conditions)

The local planning authority is satisfied the digging of a trench to contain the footings for the development of 9 apartments granted planning permission under reference DCSE2006/2206/F together with the discharge of pre-commencement conditions is a material operation within the meaning of Section 56 of the Town and Country Planning Act 1990 (as amended) constitutes a commencement of development and the planning permission remains.

Signed:  Dated: 16 May 2012

TEAM LEADER'S COMMENTS:

DECISION:



PERMIT

☒

REFUSE

☐

Signed:

Dated:

16/5/12

REASON FOR DELAY (if over 8 weeks)

Negotiations

☐

Consultees

☐

Other

☐

(Please specify)