

APPROVAL OF NON-MATERIAL AMENDMENT TO PLANNING PERMISSION

Applicant:

Mr Sean McDermott
Speller Metcalfe
Enigma Business Park
Maple Rd
Malvern, Worcestershire
WR14 1GQ

Agent:

Mr Abz Randera
One Creative Environments Ltd.
Unit 5 The Triangle
Wildwood Drive
Worcester
WR5 2QX

Date of Application: 1 April 2020

Application No: 201075

Grid Ref:351356:240620

Proposed Non-Material Amendment

DESCRIPTION: Proposed non-material amendment to ref 181583(Proposed new health centre (use class D1) including ancillary pharmacy (use class A1), access, parking, landscaping and associated works). - to modified the landscape masterplan and changes to roof and cycle parking (Condition 12)

The Original Planning Permission

APPLICATION NO: 181583
DATE OF PERMISSION: 18 October 2018
SITE: Land fronting Station Approach (City Link Road), Hereford
DESCRIPTION: Proposed new health centre (use class D1) including ancillary pharmacy (use class A1), access, parking, landscaping and associated works.

THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL hereby gives notice in pursuance of the provisions of the above Acts that APPROVAL has been GRANTED for the non-material amendment described above in accordance with the application and plans submitted to the authority subject to the following conditions:

- 1 The development shall be carried out strictly in accordance with the approved plans (drawing nos. HMC-ONE-EXT-ZZZ-DR-L-SK010 (p04) – proposed tree planting ; Proposed visualisation (detailing grey metal cladding to match roof); HMC-ONE-EXT-ZZZ-DR-L-0009 (C02) – Proposed cycle detailing), except where otherwise stipulated by conditions attached to this permission.

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development and to comply with Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

2. Prior to the first occupation of the building hereby approved, the secure and covered secure cycle parking as detailed on drawing numbers ZZZ-DR-L-0009 (C02) on site shall be installed and made ready for use in accordance with the approved details.

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy and to conform to the requirements of Policy MT1 and SS4 of Herefordshire Core Strategy.

Informatives:

- 1 This approval is for a non-material amendment to the original planning permission and except where any conditions are detailed on this notice it does not vary the original planning permission in any other way.

Planning Services
PO Box 4
Hereford
HR4 0XH



Date: 23 July 2020

SIMON WITHERS
DEVELOPMENT MANAGER

YOUR ATTENTION IS DRAWN TO THE FOLLOWING NOTES

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 this notice, using a form which you can get from The Planning Inspectorate, 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.