

## REFUSAL OF PLANNING PERMISSION

**Applicant:**

G Rogers & Son  
Linkswell Farm  
Woolhope  
Hereford  
HR1 4QY

**Agent:**

Burton & Co  
Lydiatt Place  
Brimfield  
Ludlow  
Shropshire  
SY8 4NP

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Date of application: 2nd February 2006

Application code: **DCSE2006/0334/F**

Grid ref: 60496,36108

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Proposed development:

**SITE:** Site east of Broadmoor Farm House, Broadmoor Common, Woolhope,  
Herefordshire, HR1 4QY

**DESCRIPTION:** Conversion of redundant farm buildings to two holiday cottages.


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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 REFUSED for the carrying out of the development described above for the following reason:

1. The application buildings are not considered to be appropriately located for use as holiday cottages, being sited within a field in an isolated yet visually prominent location and unrelated to a rural settlement. The building works required to convert the cottages to the formation of a residential curtilage and provision of a parking area would give this small group of buildings a distinctly domestic character and would adversely affect the rural character of this area which is within the Wye Valley Area of Outstanding Natural Beauty and defined as of Great Landscape Value in the Hereford and Worcester County Structure Plan. The proposal would conflict therefore with Policies CTC.1, CTC.2, CTC.14, H.20, TSM.1 and TSM.5 of Hereford and Worcester County Structure Plan, Housing Policy 4, Conversion Policy 12, Landscape Policies 1, 2 and 3, Tourism Policy 1 and 13 and Employment Policy 6 of the Malvern Hills District Local Plan, and Policies HBA.12, HBA.13, RST.1, RST.12, LA.1 and E.12 of the Herefordshire Unitary Development Plan (Revised Deposit Draft).

Southern Planning Services  
PO Box 230  
Blueschool House  
Blueschool Street  
Hereford  
HR1 2ZB

**Decision Date: 30th March 2006**

  
**Team Leader - South**

YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF

## NOTES

### 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.