Jown and Country Planning Act 1990 Planning and Compensation Act 1991

PLANNING PERMISSION

Applicant:

HR6 9PA

JE&EJRoberts The Boozie Uphampton Shobdon Leominster

Agent:

Bryan Thomas Architectural Design Ltd

The Malt House

Shobdon

Leominster

Herefordshire

HR6 9NL

Date of application: 20th March 2006

Application code: DCNW2006/0856/F

Grid ref: 40062,63461

Proposed development:

SITE:

The Boozie, Uphampton, Shobdon, Leominster, Herefordshire, HR6 9PA

DESCRIPTION:

Erection of two calf rearing buildings

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

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in all respects strictly in accordance with the approved plans unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

Notwithstanding the details shown on the submitted plans, the external surfaces of the roof shall be coloured a dark blue grey (BS 18B29) or a similar dark colour agreed in writing with the local planning authority.

Reason: To protect the visual amenities of the area.

No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development and any necessary tree surgery. All proposed planting shall be clearly described with species, sizes and planting numbers.

Reason: In order to protect the visual amenities of the area.

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5 year defects period.

Reason: In order to protect the visual amenities of the area.

informatives:

The decision to grant planning permission has been taken having regard to the policies and proposals in the Leominster District Local Plan set out below, and to all relevant material considerations including Supplementary Planning Guidance:

- A1 Managing the District's Assets and Resources
- A9 Safeguarding the Rural Landscape
- A23 Creating Identity and an Attractive Built Environment
- A24 Scale and Character of Development
- A41 Protection of Agricultural Land
- A42 Intensive Livestock Units

This informative is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report by contacting Reception at Blueschool House, Blueschool Street, Hereford (Tel: 01432-260342).

YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF

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

Decision Date: 3rd May 2006

TEAM LEADER - NORTH

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 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.