

16183

Before com-  
onents and  
Council.

# APPLICATION FOR PERMISSION TO DEVELOP LAND

(Two copies of form required)

NOTE.—Subject to the provisions of Section 12 of the Town and Country Planning Act, 1962, "Development" the making of any material change in the use of any buildings or land.

Leominster & Wignore Rural District Council  
behalf of the Herefordshire County Council.

WE hereby make \* application for permission to carry out the development described in this on and as shown on the plans and drawings which are enclosed herewith. (Three copies of plans required.)

Insert "Outline" if that is the case. (See Notes).

Name and Address of Applicants (IN BLOCK LETTERS):

Name (state whether Mr., Mrs. or Miss) Mr. Morgan.

Names J. F.

Address The Luce, Steens Bridge, Leominster, Herefords.

Particulars of the applicant's interest in the land (owner, lessee, prospective purchaser, etc.).  
Section 16 of the Town and Country Planning Act, provides that the Planning Authority SHALL NOT STAIN any application for planning permission if it is accompanied by the appropriate certificate. Applicants must ensure that the certificate accompanies the application.

Address or location of the land to be developed in sufficient detail to enable it to be readily identified.  
State the Civil Parish.

Describe briefly the proposed development including the purpose for which the land and/or buildings are to be used. If they are to be used for more than one purpose give details.

State the purpose for which the land and/or buildings are NOW used, and if used for more than one purpose give details.

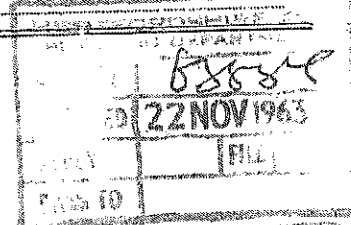
Give full particulars of the existing means of access to the land (show details on plan).

Give full particulars of the proposed means of access (i.e. pedestrian or vehicular. Width and position should be shown on plan).

State whether the proposed development or any part of it will be less than 220 feet from the middle of the nearest Trunk Road.

Have you inspected the County Development Plan? If the proposed development does not accord with the Plan, have you any specific reasons for requesting a departure from the provisions of the Plan? The County Development Plan is available for inspection or purchase at the County Planning Department, County House, St. Owen Street, Hereford, during normal hours.

(2) Owner.



(3) (a) The Luce, Steens Bridge.  
Part 70a. O.S. XX-1.  
(b) L. & Wignore Rd. LEOMINSTER PRIORY PL 27

(4) Farmworker's dwelling.

(5) Existing Cottage.

(6) (a) New access as per outline conditions.  
(b)

(7) No.

(8) (a) No.  
(b)

**PART II—ADDITIONAL INFORMATION REQUIRED ONLY IF THE APPLICATION  
IS FOR THE CONSTRUCTION OF A BUILDING**

*(If there is more than one building, give separate particulars for each)*

(9) Is the site within a layout plan for which permission or outline approval has been granted by a local Planning Authority? If so, state the code number and date of permission or outline approval.	(9) Yes. Code No. OA/010691 dated 6th February, 1961.	<u>HEREBY CERTIFY THAT:</u>
(10) If the building is to be used wholly or partly for residential purposes, state: (i) The number of habitable rooms. (ii) The total floor area of the non-residential part (if any).	(10) (i) Seven. (ii) 150 sup. ft.	* <u>I have</u> the applicant is the land to which t
(11) If the building is to be used wholly or partly for industrial or commercial use, state: (i) the nature of the proposed industry or business, including if for industrial use, a brief description of the type of processes to be carried on. (ii) the total floor area (iii) the intended provisions for the loading and unloading of vehicles. (iv) if for industrial use, the means or disposal of any trade refuse or trade effluent.	(11) (i) (ii) (iii) (iv)	None of the land agricultural hold or:- * <u>I have</u> the applicant has the date of the applic. comprised in the land
(12) Describe the materials to be used in the external parts of the building.	(12) Walls: Type 10" Cavity. Colour Silver Grey. Roof: Type Concrete Tiles. Colour Grey.	<u>Name of tenant</u>
(13) State the proposed means of water supply.	(13) Well.	
(14) State the proposed means of drainage.	(14) Septic Tank.	

Signed *Alfred Griffiths* for HOWELLS & JONES.  
(If signed by an Agent):  
Name of Agent \_\_\_\_\_  
Profession Builders.  
Address of Agent Electric Saw Mills, Eardisley, Herefords.  
Telephone Number Eardisley 233. Date 26th September, 1963.

The forms should be accompanied by three copies of a site plan drawn to a scale of 1/500 or 40 feet to 1 inch, three copies of the appropriate building plans drawn to a scale not less than one inch to eight feet.

It MUST be accompanied by the appropriate certificate under Section 16 of the Town and Country Planning Act, 1962.

Delete where inapprop  
3. To ensure  
as a check  
Dated.....  
Form P.3  
\*For Notes see overleaf.

## HEREFORDSHIRE COUNTY COUNCIL

## TOWN AND COUNTRY PLANNING ACT, 1947

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT  
ORDER AND DEVELOPMENT CHARGE APPLICATIONS  
REGULATIONS, 1950.

## NOTICE OF DECISION ON OUTLINE APPLICATION

To Mr J.F. Morgan,  
The Luce,  
of Steens Bridge, Leominster.

WHEREAS on the 6th December, 1960,  
you made an outline application to the Local Planning Authority for permission  
for the erection of buildings on land situate at Steens Bridge, (Ordnance Sheet  
No. XX - 1) (Erection of a farmworker's dwelling to replace existing cottage).

The said application having been considered YOU ARE HEREBY INFORMED  
that the said Local Planning Authority HEREBY PERMIT the development  
proposed by you in your application pursuant to Article 5(2) of the Town and  
Country Planning General Development Order and Development Charge  
Applications Regulations, 1950.

This permission is granted subject to the following reservation and conditions  
and the approval of the Authority shall be required with respect to the matters  
reserved in this permission before development is commenced: —

## RESERVATION

1. To the subsequent approval of the Authority with respect to any matters  
relating to the siting, design or external appearance of the buildings, or  
the means of access thereto, plans for which must be submitted within a  
period of three years from the date hereof:

## CONDITIONS

2. Before the dwelling is occupied and brought into use the means of access there-  
to from the County Road shall be provided for by setting back the entrance gates 18 feet behind  
the highway boundary and splaying the front boundary fence at an angle of 45 degrees on each  
side of the gates, all in accordance with the attached plan. The gradient of the area so  
formed between the entrance gates and the County Road shall be not steeper than 1 in 20 and  
shall be constructed and paved to the reasonable satisfaction of the County Council as Highway  
Authority. (3) The occupation of the dwelling shall be limited to persons employed locally in  
agriculture, as defined in S.119(1) of the Town & Country Planning Act, 1947 and the dependents  
of such persons. Note:- The Standard Building Line is set back 35' behind the Highway Boundary.

The reasons for the Council's decision to grant permission for the  
development subject to compliance with the conditions Numbers 2  
and 3.....hereinbefore specified are: —

2. In the interests of public highway safety.
3. To ensure that the house is occupied in connection with agriculture, as a  
dwelling in this position would not normally be allowed.

Dated.....Sixth.....day of.....February.....1961..

Clerk of the Council.

For notes—see back.  
Form P.17 (OA./4).



**Planning permission.**

Name and address of applicant:

Name and address of agent (if any):

Mr A Morgan  
The Luce  
Steensbridge  
Leominster  
Herefordshire



1993/93-154/93-154\_Decision

The Dalton Golding Group  
38 South Street  
Leominster  
Herefordshire  
HR6 8JS

**Part I - Particulars of application.**

Date of application:

16.3.93

Application No:

93 154

Particulars and location of development:

ERECTION OF AN AGRICULTURAL WORKER'S DWELLING AND NEW LIVESTOCK BUILDING AT THE LUCE,  
STEENSBRIDGE, LEOMINSTER.

LID REF: 53935750.

**Part II - Particulars of decision.**

The Leominster District Council

hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that PLANNING PERMISSION HAS BEEN GRANTED for the carrying out the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.
2. The occupation of the dwelling shall be limited to persons employed or last employed in agriculture as defined in Section 336 (1) of the Town and Country Planning Act, 1990, or forestry, or the dependants of such persons residing with him (but including the widow or widower of such a person).
3. Details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority before development commences.
4. A scheme for landscaping and planting in connection with the proposed development shall be agreed with the Local Planning Authority before development on the site commences and the agreed scheme shall be implemented within 9 months of the beginning of development and the area(s) concerned shall be thereafter maintained to the satisfaction of the Local Planning Authority.
5. Notwithstanding the details presently indicated on the Deposited Layout Plan received by Leominster District Council's Planning Authority on 16th March 1993;
  - a) the whole length of the new driveway shall be a minimum of 6 metres wide;
  - b) 10.5 metres radius curves shall be formed on each side of the new vehicular access.

The reasons for the conditions are:

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. The Local Planning Authority would not be prepared to grant permission in this location except for this special need.
3. To secure properly planned development.
4. To ensure that the appearance of the development is satisfactory.
- 5-12. In the interests of highway safety.

Date:

MTT/SR - 4th May 1993.  
Lion House,  
Broad Street,  
LEOMINSTER,  
Herefordshire, HR6 8BT.

Continued...

I M Slater  
Head of Planning Services.

Note: 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, bye-law, order or regulation.

Continued...

6. The construction of the vehicular access between the set back entrance and the nearside edge of the adjoining carriageway shall be carried out to the specification of the Planning Authority in consultation with the Highway Authority at a gradient not steeper than 1 in 20.
7. Visibility splays shall be provided on each side of the proposed access on a line joining a point 4.5 metres back from the nearside edge of the adjoining carriageway measured along the centre line of the access, to a point 195 metres in each direction measured along the nearside edge of the carriageway from the centre of the new access. The area of land required for visibility shall be graded and cleared so that points measuring 0.6 metres above the relative level of the adjoining carriageway and located at the beginning and end of the visibility splay are intervisible. Any new boundary which consists of planting shall be positioned and maintained at all times so that it will not encroach into the area of land required for visibility.
8. The whole length of the front boundary hedge within ordnance field parcel No. 1728 also in the applicant's ownership on the south-easterly side of the A44, shall be kept permanently cut back on its face, so as to further improve the necessary visibility splay lines to the satisfaction of the Planning Authority.
9. The whole of the new vehicular access and driveways shall be adequately constructed consolidated, surfaced and drained to the satisfaction of the Planning Authority, before the new dwelling is occupied.
10. The existing access point(s) shall be permanently closed by extending the adjoining boundary hedge/fence/wall as soon as the new access is constructed. The highway boundary shall be reconstructed and the vehicular crossing(s) reinstated to the specification of the Planning Authority in consultation with the Highway Authority. The closure of the access shall include the reinstatement of any footway, verge or kerbing to match that adjoining the access.
11. Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public highway.

Continued...

#### 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 for the Environment under Section 78(1) 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 Department of the Environment at Tollgate House, Houlton Street, Bristol, BS2 9DJ. 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 it imposed, having regard to the statutory requirements, to the provision of the development order and to any directions given under the order. The statutory requirements are those set out in Section 79(6) of The Town and Country Planning Act 1990, namely Sections 70 and 72(1) of the Act. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

#### Purchase Notices.

If either the Local Planning Authority or the Secretary of State for the Environment 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 can he 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.

#### Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. These circumstances are set out in Sections 114 and related provisions of The Town and Country Planning Act 1990.

Continued...

CODE 93 154.

ERECTION OF AN AGRICULTURAL WORKER'S DWELLING AND NEW LIVESTOCK BUILDING AT THE LUCE,  
STEENSRIDGE, LECMINSTER.

12. The whole of the works including any incidental works within the limits of the public highway required by the above-mentioned conditions shall be completed to the specification and satisfaction of the Planning Authority in consultation with the Highway Authority before the development authorised by this permission is first brought into use.

NOTE TO APPLICANT:-

1. This planning permission does not authorise the applicant to carry out works within the publicly maintained highway and the County Council's Engineering and Planning Department shall be given at least seven working days notice of the applicant's intention to commence any works affecting the public highway so that the applicant can be provided with the specification for the works together with a list of approved contractors. Please contact:-

Western Division: Mr G J Randall, County Offices, Bath Street, Hereford  
(Tel: Hereford 352211).

DATE: MTI/SR - 4th May 1993.

*I M Slater*  
I M Slater  
Head of Planning Services.



93/154

Little  
Princeton

Steens Bridge



199303-154/93-154\_Plan Drawing

