

Members of the Planning Site Inspection:

PA Andrews (Vice-Chairman), CM Bartrum,
PL Bettington, AJM Blackshaw, WLS Bowen,
AN Bridges, EMK Chave, PGH Cutter (Chairman),
BA Durkin, PJ Edwards, DW Greenow, KS Guthrie,
J Hardwick, EPJ Harvey, JW Hope MBE, MAF Hubbard,
JG Lester, RI Matthews, RL Mayo, PJ McCaull,
FM Norman, J Norris, GJ Powell, SJ Robertson,
TL Widdows and DB Wilcox

Our Ref: SI-Tuesday 10 February 2015

Please ask for: Tim Brown

Direct Line: (01432) 260239

E-mail: tbrown@herefordshire.gov.uk

6 February 2015

Dear Councillor,

SITE INSPECTIONS - TUESDAY 10 FEBRUARY 2015

The Chairman of the Planning Committee and the Assistant Director - Economic, Environment and Cultural Services have determined that the following sites should be the subject of a prior site inspection.

The inspections will take place from **10.00 am**, on **Tuesday 10 February 2015**. Please note that, due to traffic and conditions, the times given are approximate and may vary.

Please find attached the relevant location plans. Please also find attached an extract from the Council's Constitution which governs the conduct of site inspections.

1. 10:00 AM: P141651/O THE FULL PITCHER PUBLIC HOUSE AT LAND TO THE REAR OF THE FULL PITCHER, NEW STREET, LEDBURY, HR8 2EN

Site for residential development of up to 100 dwellings with associated means of access and car parking.

Ward: **Ledbury**

2. 10:20 AM: P142517/F LAND TO THE SOUTH OF ROSS ROAD, LEDBURY, HEREFORDSHIRE

Proposed erection of cricket pavilion, formation of car park and overflow car park and associated engineering works in association with the relocation of Ledbury Cricket Club and the formation of a proposed vehicular access off Orllham Lane to serve the site.

Ward: **Ledbury**

3. 11:00 AM: P141828/F MILL FIELD, FOWNHOPE, HEREFORDSHIRE

Proposed residential development of 22 open market family homes and 11 affordable homes.

Ward: **Backbury**

4. 12 NOON:P141963/O LAND EAST OF CALLOWSIDE, ELM TREE ROAD, EWYAS HAROLD, HEREFORDSHIRE, HR2 0HZ

Site for erection of up to 38 houses and apartments with highway access onto Elm Green Road; associated infrastructure and landscaping.

Ward: **Golden Valley South**

5. 12:45 PM: P141487/O LAND TO THE EAST OF THE A49, HOLMER, HEREFORDSHIRE

Site for proposed erection of 52 no. residential dwellings, parking, landscaping, drainage and other associated engineering works. Vehicular access from A49.

Ward: **Burghill, Holmer & Lyde**

6. 1:20 PM: P140890/N LAND ADJ ASHGROVE, EASTFIELDS FARM, BODENHAM, HR1 3HS

Proposed construction of earth slurry lagoon.

Ward: **Sutton Walls**

Yours sincerely,



TIM BROWN
DEMOCRATIC SERVICES OFFICER

c.c. Applicant or Agent, Local Ward Member(s), Parish/Town Council, and Planning Services

PLANNING COMMITTEE

EXTRACT FROM THE COUNCIL'S CONSTITUTION

SITE INSPECTIONS

5.13.4 Site Inspections

5.13.4.1 Site Inspections by a Committee can be helpful in reaching a decision on issues where site circumstances are clearly fundamental to the decision. This is true particularly when the issues concern, for example, visual impact, the character of an historic building or the effect of development on local amenity. However, site inspections are costly, cause delay to decisions and are an unsuitable place for holding a reasoned debate.

The criteria for holding site inspections are:

- a the character or appearance of the development itself is a fundamental planning consideration;
- b a judgement is required on visual impact;
- c the setting and surroundings are fundamental to the determination or to the conditions being considered, and cannot reasonably be made without visiting the site in question.

The Chairman of the Planning Committee and the Assistant Director Environment, Planning and Waste will determine which applications will be the subject of a prior site inspection. This does not prevent any member of the Committee requesting a site inspection of a site at the Committee meeting when it has not already been visited by this procedure.

5.13.4.2 Site Inspections should not be held when inspection of the site is irrelevant to the material conditions. Any Member of the Committee may request a site inspection, but reasons based on the above criteria must be stated, and will be minuted.

5.13.4.3 **The purpose of the site visit is fact finding.** Officers will be able to point out relevant features of the site and surroundings. You will be able to see the physical features of the site and ask questions through the Chairman or the officers to seek clarification. Neither the applicant/agent or third parties will be allowed to participate in the site inspection. The input of these parties is made at the Committee meeting itself. At the discretion of the Chairman of the Planning Committee the appropriate Parish or Town Council may be invited to observe the inspection. In these circumstances the Parish or Town Council may not contribute to the opportunity to ask questions of officers on site.

5.13.4.4 **No discussion of the merits of the case must be permitted and all questions from you will be put through the Chairman.**

5.13.4.5 The visiting party will stay together as a group.

5.13.4.6 As a member of the Planning Committee when on site visits you should not make any comments that could create an impression that you had already formed a view on the merits of the application. No decision on the application should be made until the meeting of the Planning Committee at which the application is to be considered, when they will have before them all necessary information to be able to make an informed decision, including any material facts arising from the site visit which the Assistant Director Environment, Planning and Waste considers should be reported to the Committee.

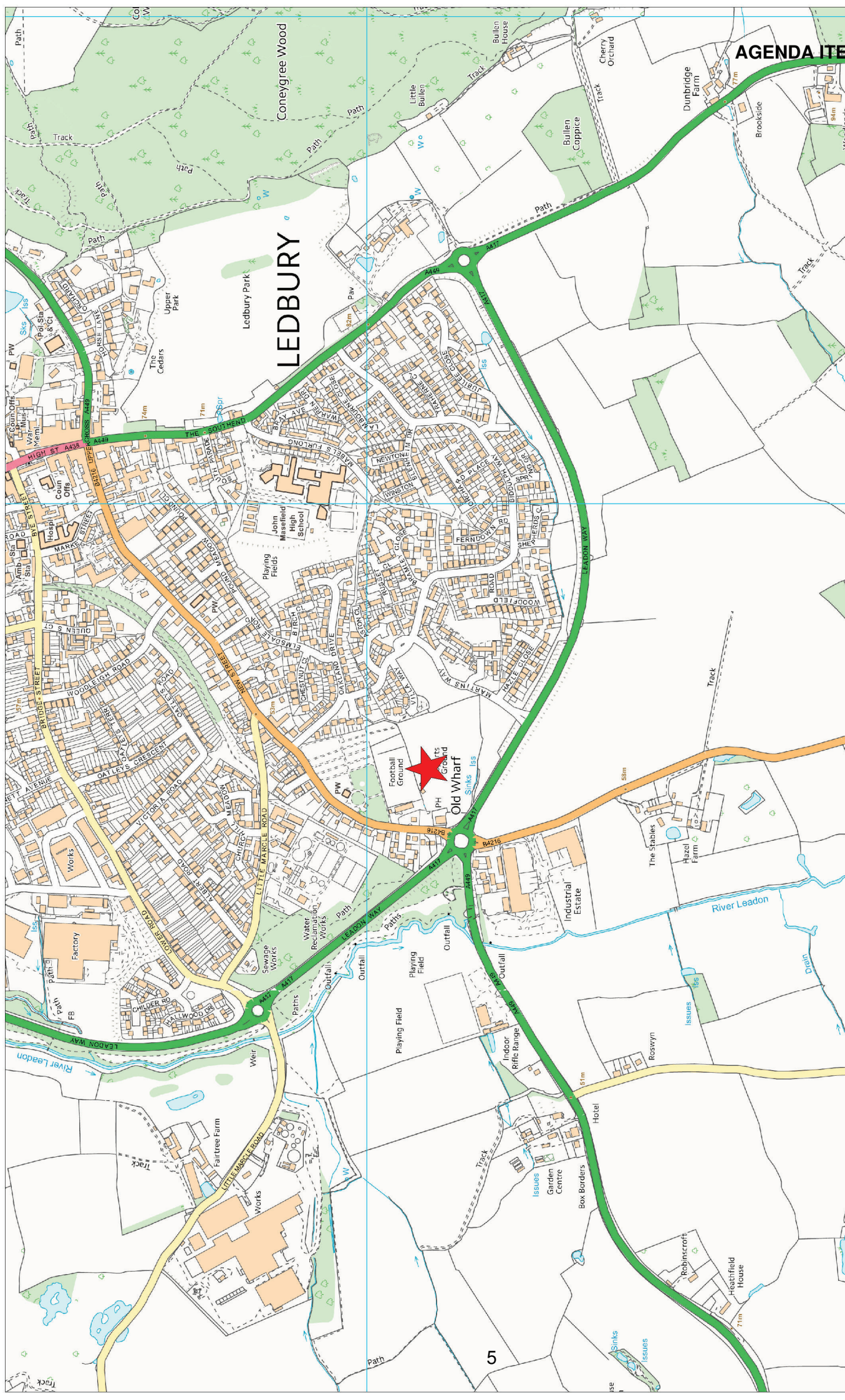
5.13.4.7 Conduct of Visits

- a visits will be conducted in a formal manner.
- b the Chairman or Vice-Chairman will open the meeting, and remind members of its purpose and conduct.
- c Officers will highlight issues **relevant to site inspection**. If issues are raised which necessitate consultation with the applicant or his agent, this should be done after the close of the meeting and the outcome reported to the subsequent committee.
- d Local Ward Members will be invited to site inspections in their wards and asked to highlight local issues relevant to the site inspection.
- e the Chairman or Vice-Chairman will close the meeting.

5.13.4.8 General Matters

- a there will be **no** debate about the merits of the application and no decision will be made.
- b no formal notes will be made.
- c **no** hospitality will be accepted.

5.13.4.9 **If you find it necessary to visit a site alone (perhaps because it was not possible for you to attend a Committee visit), you should view the site only from public vantage points, seek to avoid any discussion with interested parties, and, if there is such discussion, make it clear that no decision on the application will be taken until it has been discussed at Committee.**



LEDBURY

AGENDA ITEM 1

Case Officer
Andrew Banks
Target Determination Date
10/9/2014

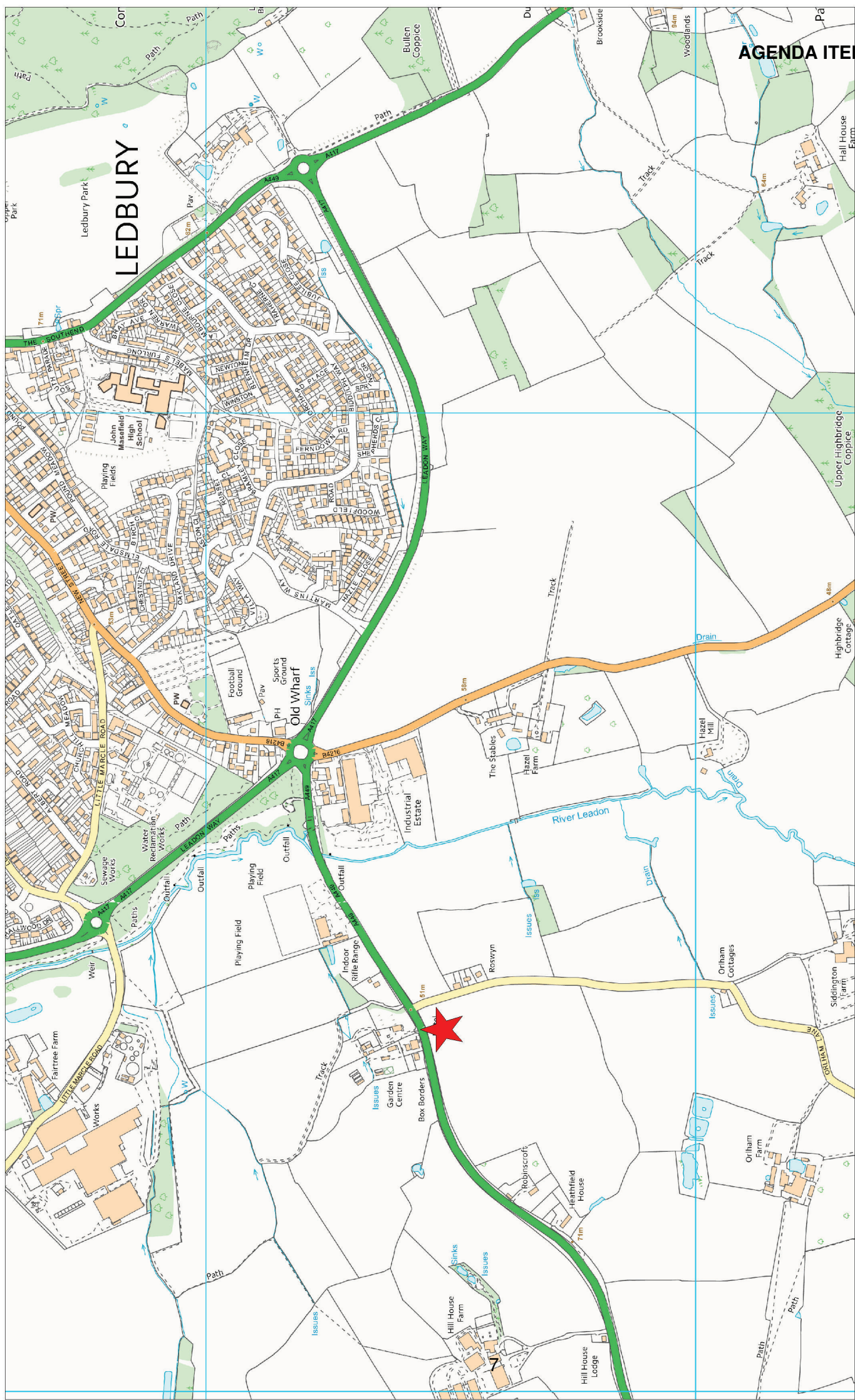
Application Number 141651
Site for residential development of up to 100 dwellings, with associated means of access and car parking for The Full Pitcher Public House.

Herefordshire Council Planning Services
 PO Box 230
 Blueschool House
 Hereford
 HR1 2ZB
 Tel: 01432 260000



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★ **Application Site**
Scale 1:10,000 @ A4



LEDBURY

AGENDA ITEM 2

Case Officer
Andrew Banks

Target Determination Date
14/11/2014

★ **Application Site**
Scale 1:10,000 @ A4

Application Number 142517

Proposed erection of cricket pavilion, formation of car park and overflow car park and associated engineering works in association with the relocation of Ledbury Cricket Club and the formation of a proposed vehicular access off Orham Lane to serve the site

Herefordshire Council Planning Services
PO Box 230
Blueschool House
Hereford
HR1 2ZB
Tel: 01432 260000



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AGENDA ITEM 3

Case Officer
Ed Thomas

Target Determination Date
23/9/2014

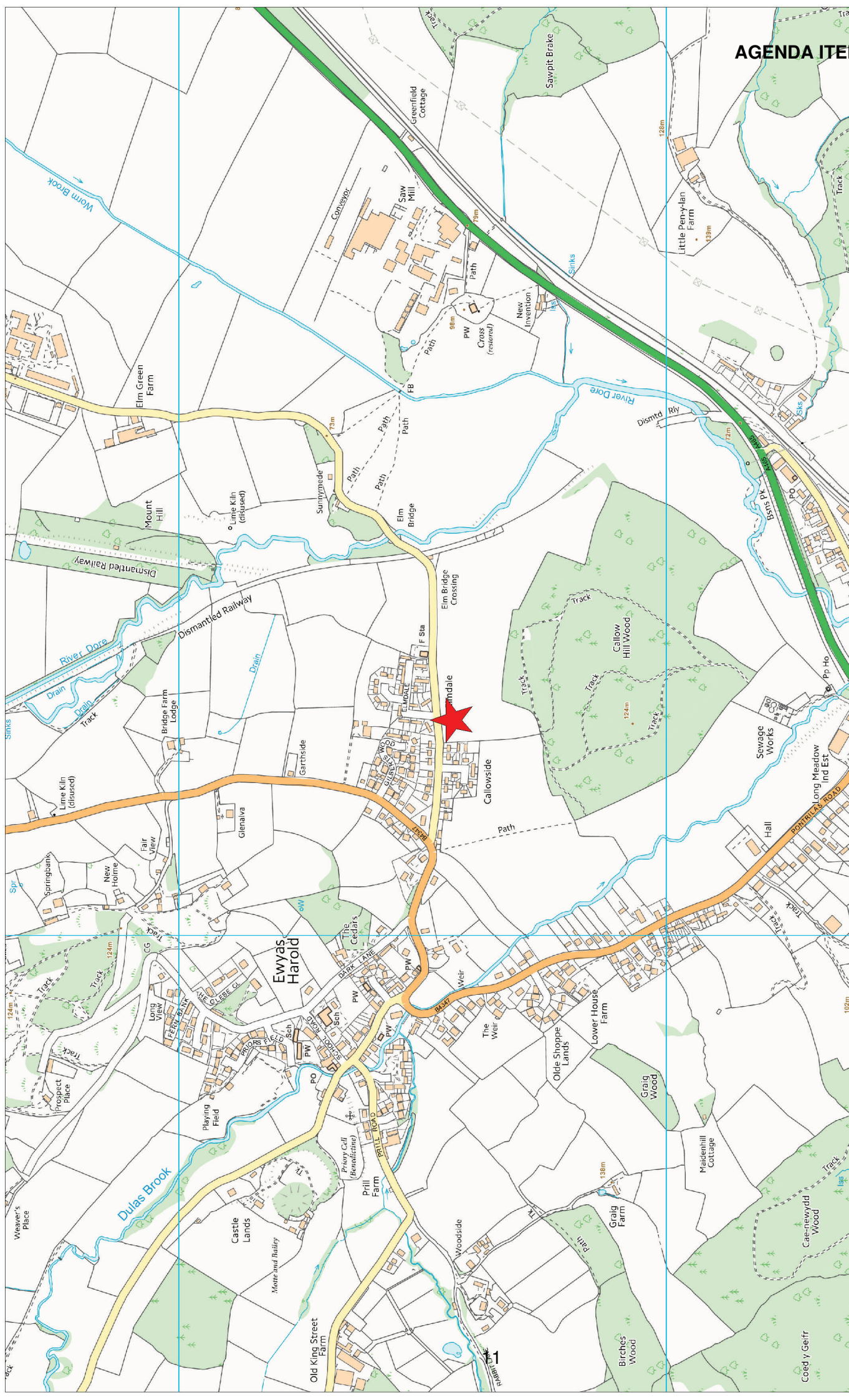
★ Application Site
Scale 1:10,000 @ A4

Application Number 141828
Proposed residential development of 22 open market family homes and 11 affordable homes.

Herefordshire Council Planning Services
PO Box 230
Blueschool House
Hereford
HR1 2ZB
Tel: 01432 260000



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AGENDA ITEM 4

Case Officer
Andrew Banks

Target Determination Date
30/9/2014

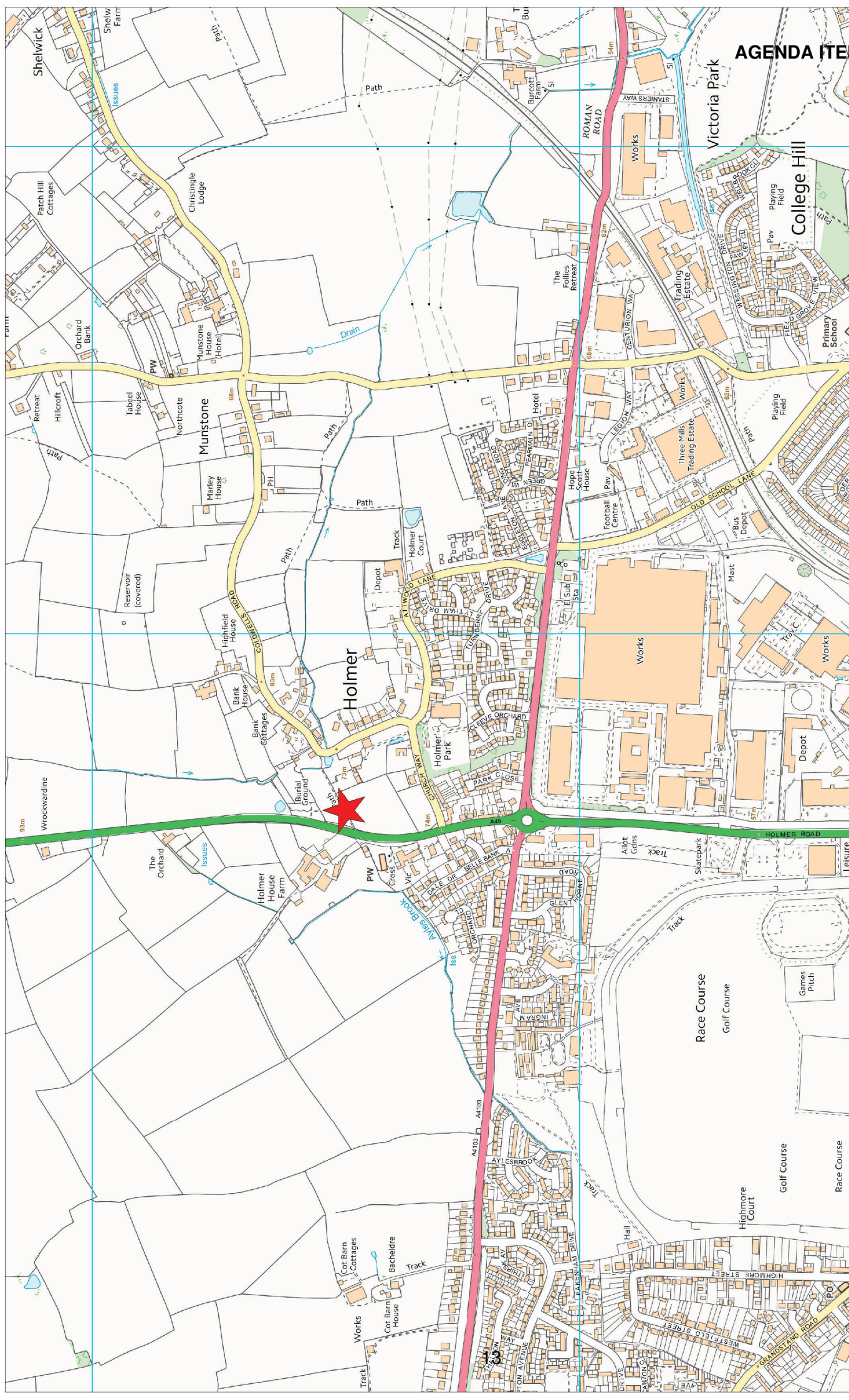
Application Site
Scale 1:10,000 @ A4

Application Number 141963
Site for erection of up to 38 houses and apartments with highway access onto Elm Green Road; associated infrastructure and landscaping.

Herefordshire Council Planning Services
PO Box 230
Blueschool House
Hereford
HR1 2ZB
Tel: 01432 260000



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AGENDA ITEM 5

Case Officer
Kevin Bishop

Target Determination Date
22/8/2014

Application Site
Scale 1:10,000 @ A4

Application Number 141487
Site for proposed erection of 52 no. residential dwellings, parking, landscaping, drainage, and other associated engineering works. Vehicular access from A49.

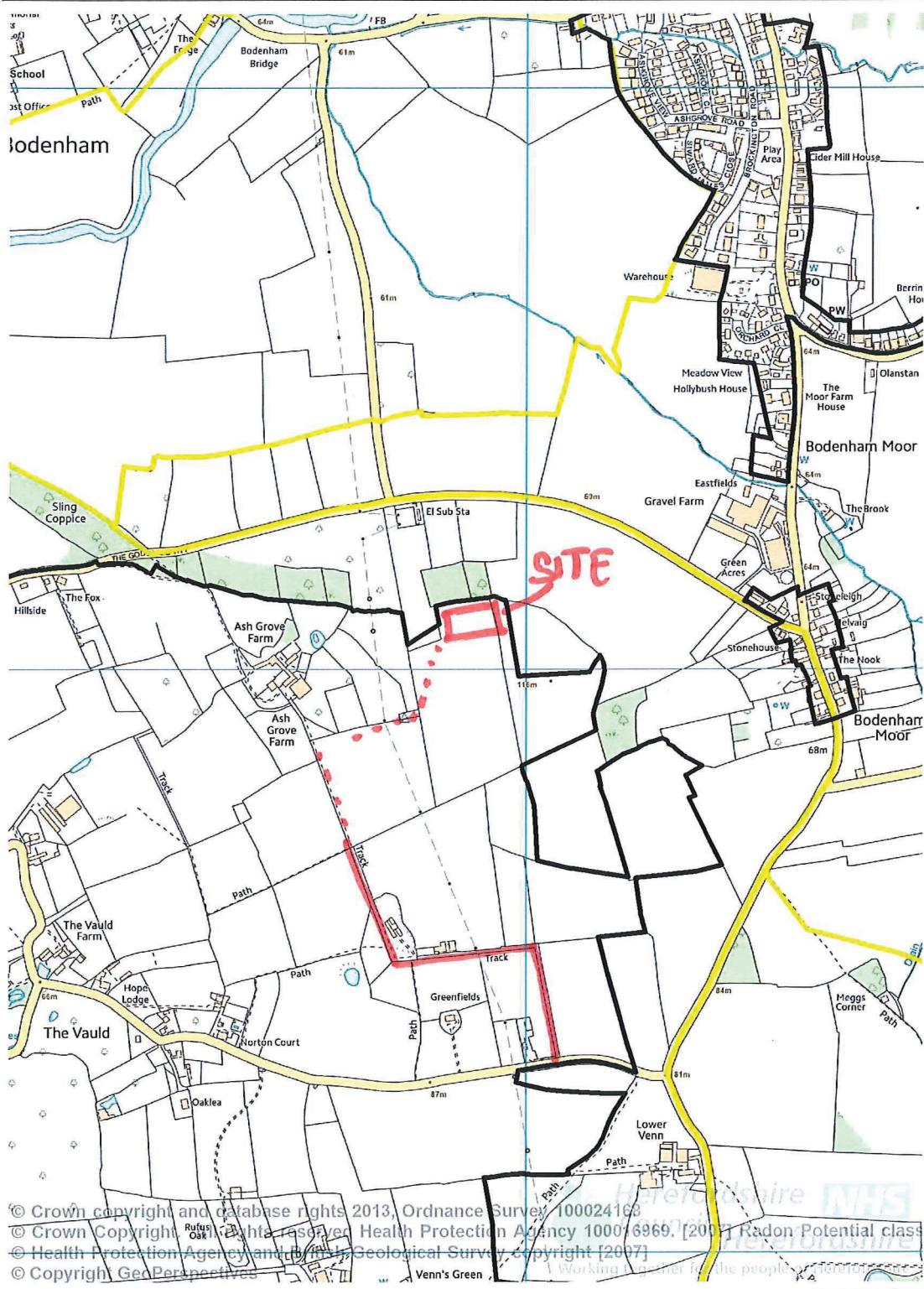
Herefordshire Council Planning Services
PO Box 230
Blueschool House
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HR1 2ZB
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Planning_enquiries@herefordshire.gov.uk



Location:
Description:
Map Zoom: 1580 m

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