

**Members of the Planning Site Inspection:**

BA Baker, H Bramer, CR Butler, PGH Cutter (Chairman),  
BA Durkin, PJ Edwards, DW Greenow, KS Guthrie,  
J Hardwick (Vice-Chairman), EL Holton, JA Hyde,  
TM James, JLV Kenyon, JG Lester, FM Norman,  
AJW Powers, AR Round, A Seldon, WC Skelton,  
EJ Swinglehurst, LC Tawn and SD Williams

Our Ref: SI-Tuesday 12 January 2016

Please ask for: Tim Brown

Direct Line: (01432) 260239

E-mail: [tbrown@herefordshire.gov.uk](mailto:tbrown@herefordshire.gov.uk)

6 January 2016

Dear Councillor,

**SITE INSPECTIONS - TUESDAY 12 JANUARY 2016**

The Chairman of the Planning Committee and the Assistant Director 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 12 January 2016**. 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 - P141964/O - LAND OFF MADLEY ROAD, CLEHONGER, HEREFORDSHIRE, HR2 9TE**

Site for residential development of up to 90 dwellings with access, parking, public open space with play facilities and landscaping.

Ward: **Stoney Street**

**2. 10:30 AM - 152036 - LAND ADJACENT TO FARADAY HOUSE, MADLEY, HEREFORDSHIRE, HR2 9PJ**

Site for proposed erection of 27 dwellings including affordable housing.

Ward: **Stoney Street**

**3. 11:15 AM - 150659 - HOLMER TRADING ESTATE, COLLEGE ROAD, HEREFORD. HR1 1JS**

Demolition of all existing buildings and hard standings, remediation of the site, including reinstatement or landscaping of the former canal and development of up to 120 homes, landscaping, public open space, new vehicle and pedestrian access and associated works.

Ward: **Holmer**

**4. 12 NOON: - 151937 - LAND ADJACENT TO NEWLANDS, STOKE LACY, HEREFORD. HR7 4HE**

Proposed demolition of existing buildings and erection of 28 nos dwelling houses with details of access and all other matters reserved.

Ward: **Three Crosses**

**5. 1:15 PM - 151354 - LYNDERS WOOD, UPTON BISHOP, HEREFORDSHIRE HR9 7UQ**

Proposed archery course with 3d foam animal targets on a circuit through the woods. To include a reception area, off road parking and serviced portaloo toilet facilities.

Ward: **Old Gore; Penyard**

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.

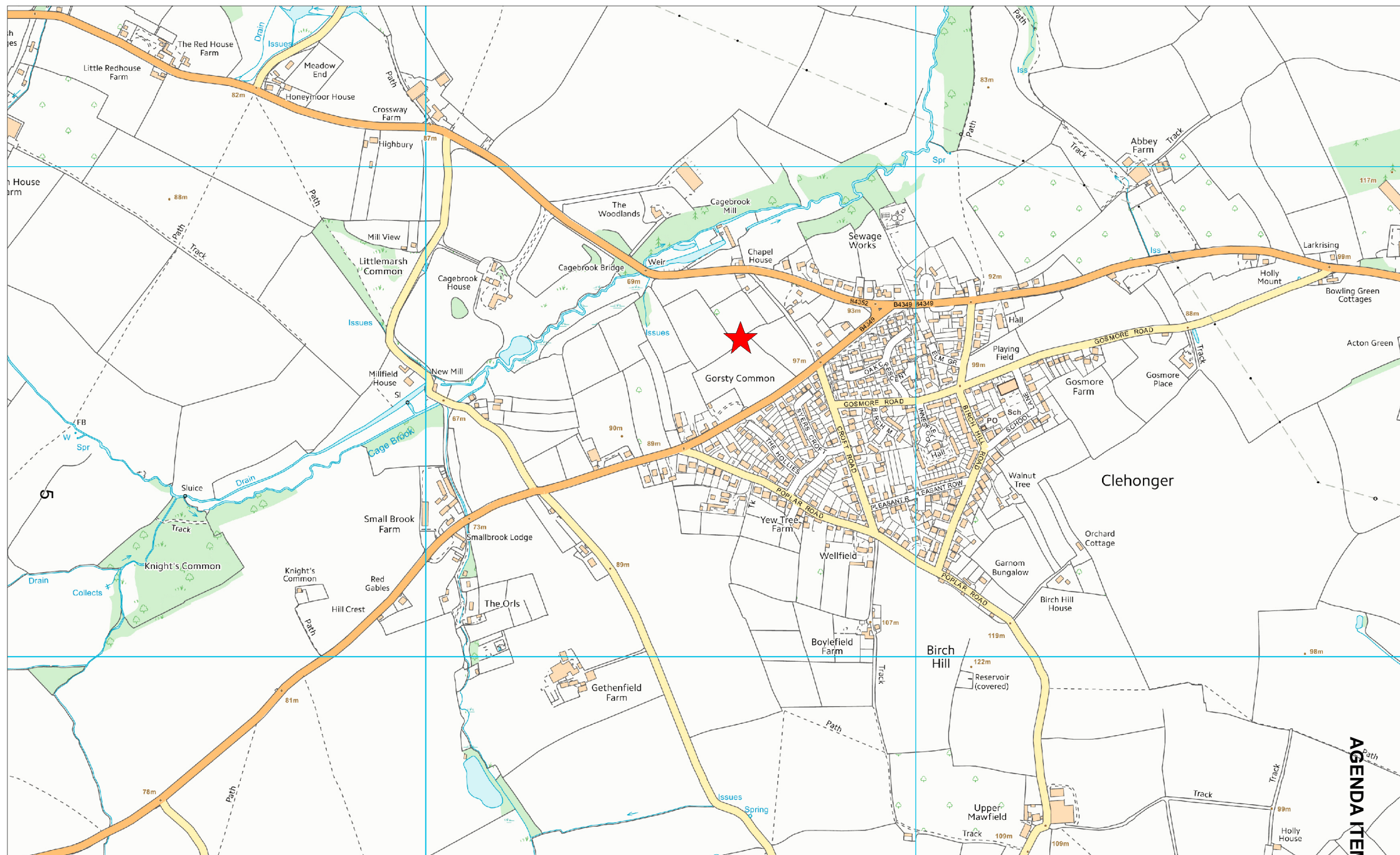
#### 5.13.4.7 Conduct of Visits

- 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.**



AGENDA ITEM 1



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

**Application Number 141964**  
 Site for residential development of up to 90 dwellings with access, parking, public open space with play facilities and landscaping at Land off, Madley Road, Clehonger, Herefordshire

**Case Officer**  
 Ed Thomas  
  
**Target Determination Date**  
 10th October 2015

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

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AGENDA ITEM 2



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

**Application Number 152036**  
 Site for proposed erection of 27 dwellings including affordable housing at Land adjacent to Faraday House, Madley, Herefordshire

Case Officer  
 Kelly Gibbons

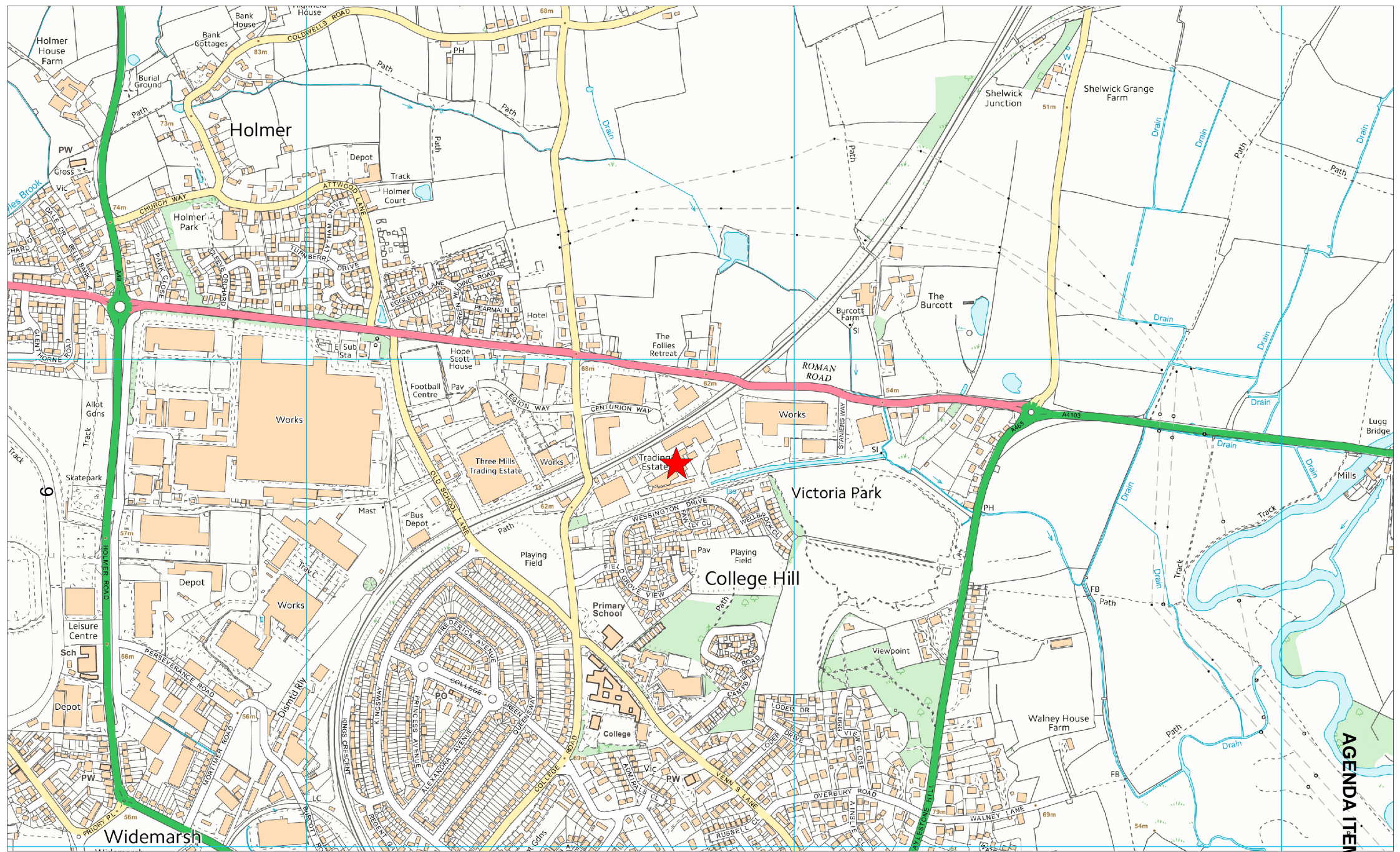
Target Determination Date  
 20th October 2015

★ Application Site  
 Scale 1:10,000 @ A4

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AGENDA ITEM 3



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

### Application Number 150659

Demolition of all existing buildings and hard standings, remediation of the site, including reinstatement or landscaping of the former canal and development of up to 120 homes, landscaping, public open space, new vehicle and pedestrian access and associated works at Land at Holmer Trading Estate, College Road, Hereford, Herefordshire

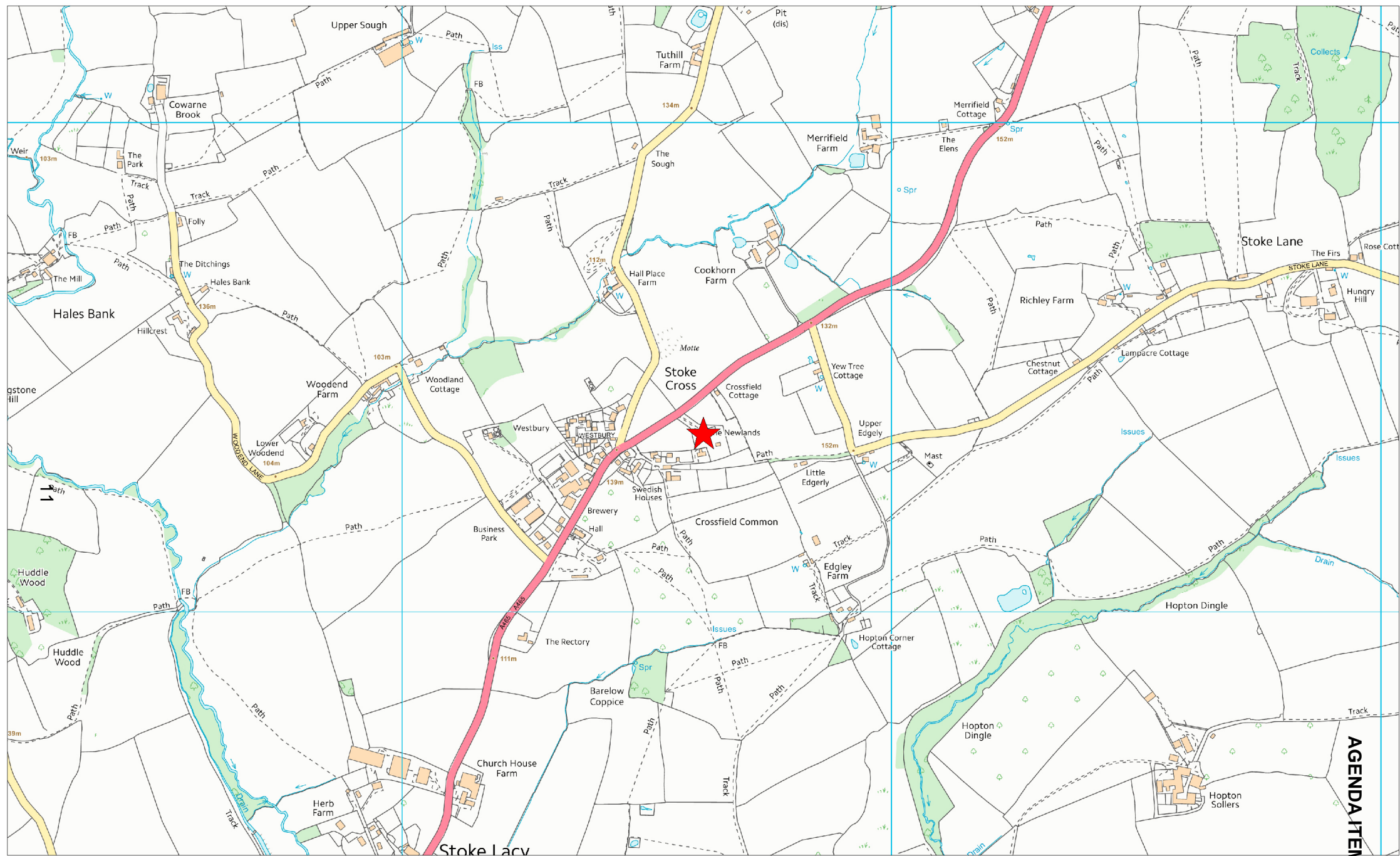
Case Officer  
 Ed Thomas

Target Determination Date  
 08th June 2015

★ Application Site  
 Scale 1:10,000 @ A4

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**AGENDA ITEM 4**



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

**Application Number 151937**  
**Proposed demolition of existing buildings and erection of 28 nos dwelling houses with details of access and all other matters reserved at Land adjacent to Newlands, Stoke Lacy, Hereford, Herefordshire**

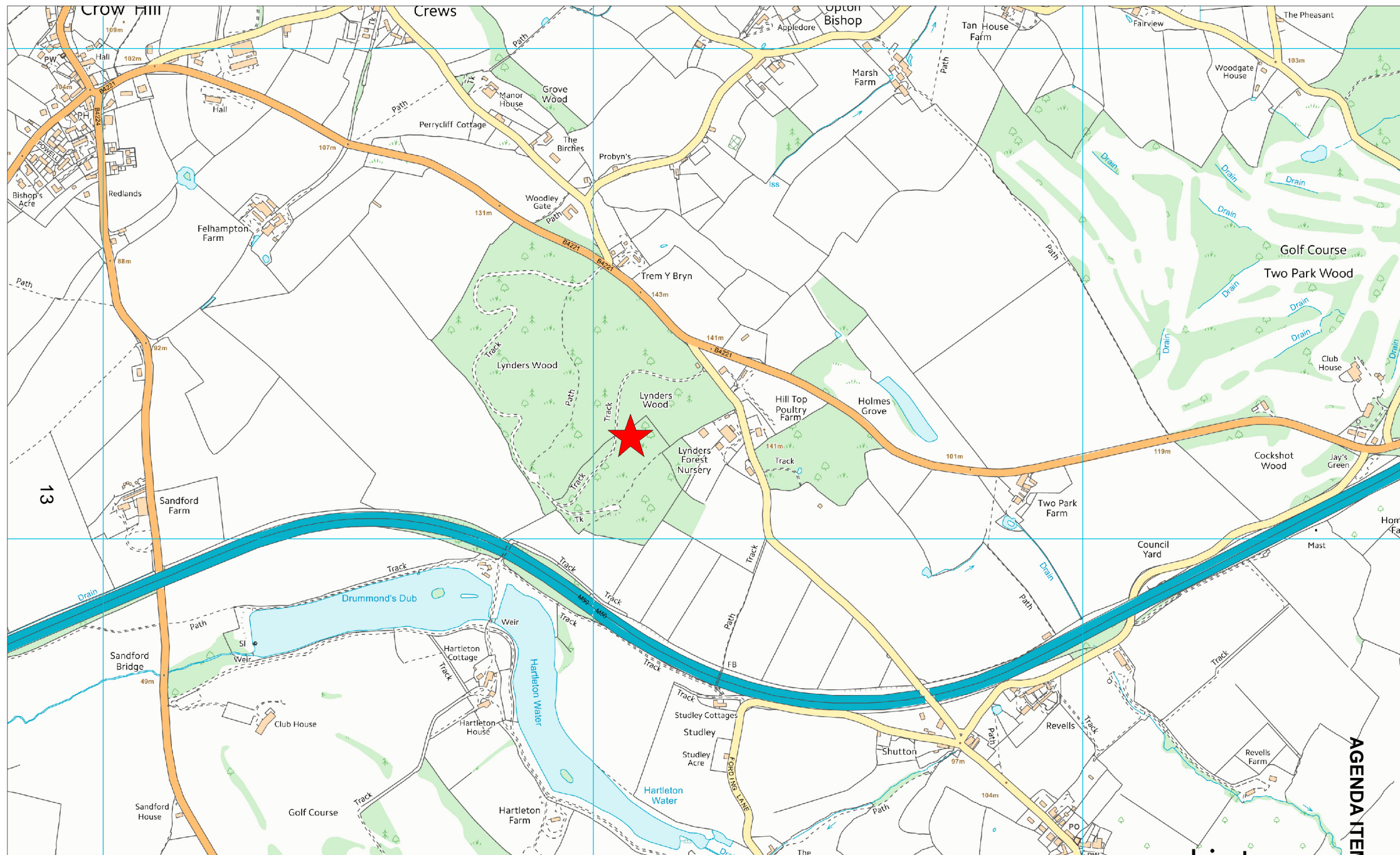
**Case Officer**  
**Andrew Banks**

**Target Determination Date**  
**20th October 2015**

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

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AGENDA ITEM 5



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

**Application Number 151354**  
**Proposed archery course with 3D foam animal targets on a circuit through the woods. To include a reception area, off road parking and serviced portaloos toilet facilities ay Lynders Wood, Upton Bishop**

**Case Officer**  
**Charlotte Atkins**

**Target Determination Date**  
**13th July 2015**

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

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