

Community services

Geoff Hughes - Director for economy, communities and corporate

Members of the Planning Site Inspection:

BA Baker, CR Butler, PGH Cutter (Chairman),
PJ Edwards, DW Greenow, KS Guthrie, J Hardwick
(Vice-Chairman), EL Holton, JA Hyde, TM James,
FM Norman, GJ Powell, AJW Powers, A Seldon,
WC Skelton, D Summers, EJ Swinglehurst and LC Tawn

Our Ref: SI-Tuesday 21 February 2017

Please ask for: Tim Brown

Direct Line: (01432) 260239

email: tbrown@herefordshire.gov.uk

14 February 2017

Dear Councillor,

Site inspection - Tuesday 21 February 2017

The chairman of the planning committee and the assistant director have determined that the following site should be the subject of a prior site inspection.

The inspection will take place from **10.00 am**, on **Tuesday 21 February 2017**. Please note that, due to traffic and conditions, the time given is approximate and may vary.

Please find attached the relevant location plan. Please also find attached an extract from the council's constitution which governs the conduct of site inspections.

- 1. 10:00 AM - 163797 - CAREY BANK, KILFORGE ROAD, CAREY, 5 - 6
HEREFORDSHIRE HR2 6NF**

Change of use of part of paddock from equestrian to residential. Construction of new 3 bed dwelling with associated garaging, access and landscaping.

Ward: **Dinedor Hill**

Yours sincerely,



Tim Brown
Democratic services officer

c.c. Local ward member(s) and parish/town council(s)

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.

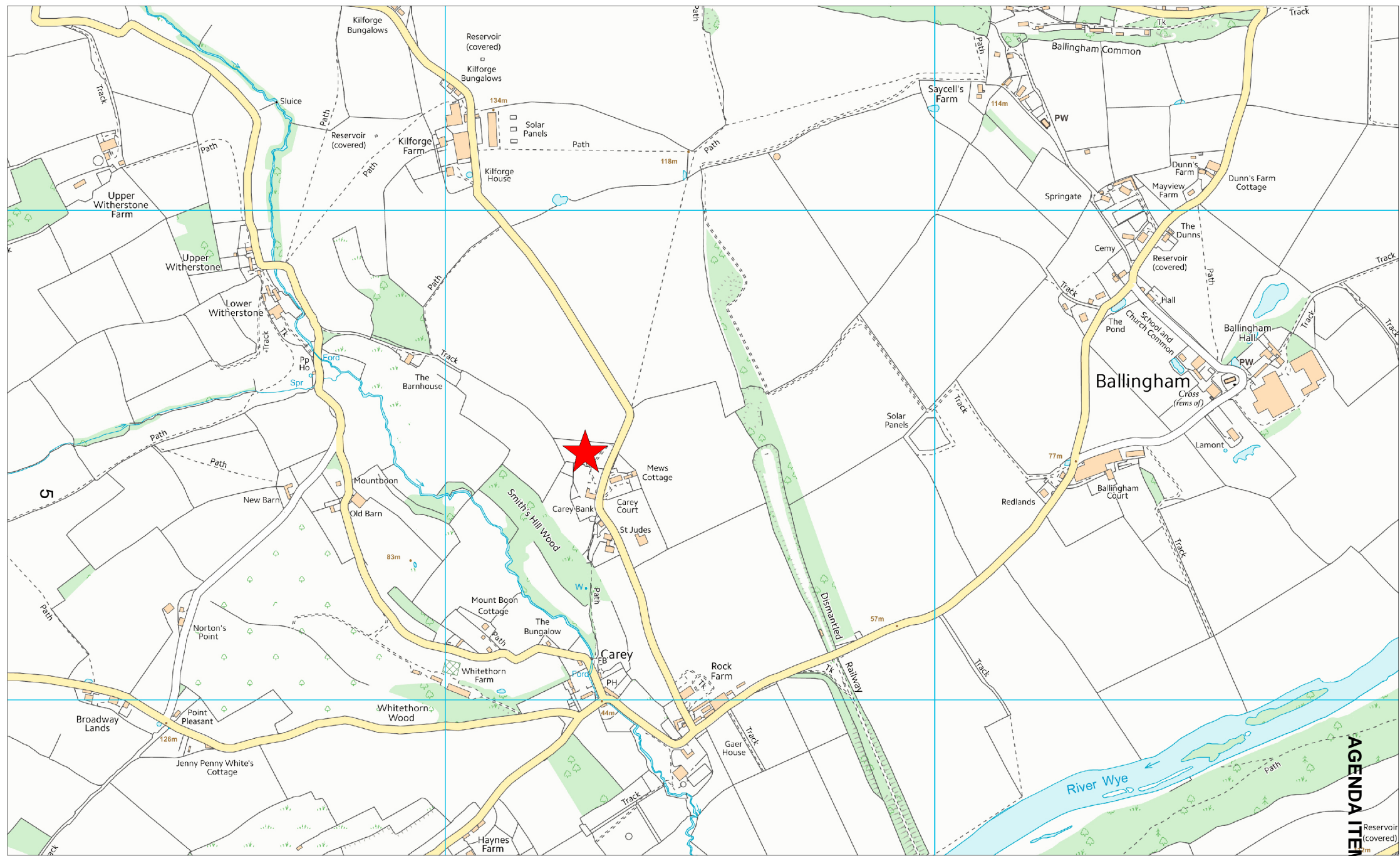
5.13.4.7 Conduct of Visits

- 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 163797
Change of use of part of paddock from equestrian to residential. Construction of new 3 bed dwelling with associated garaging, access and landscaping. Carey Bank, Kilforge Road, Carey, Herefordshire

Case Officer
 Charlotte Atkins

Target Determination Date
 27/2/2017

★ Application Site
 Scale 1:10,000 @ A4

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