

Members of the Planning Site Inspection:

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

Our Ref: SI-Monday 16 January 2017

Please ask for: Tim Brown

Direct Line: (01432) 260239

email: tbrown@herefordshire.gov.uk

10 January 2017

Dear Councillor,

Site inspections - Monday 16 January 2017

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 **Monday 16 January 2017**. 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: 130945 - LAND AT, TUMP LANE, MUCH BIRCH, HEREFORD, HR2 8HW** 5 - 6
Residential development comprising up to 20 dwellings, including up to 10 affordable dwellings with associated new access (via tump lane) and car parking arrangements for both existing and proposed and community facility.
Ward: **Birch**
2. **11:00 AM: 162166 - LAND TO THE SOUTH OF MARTINDALE, KINGSLAND, HEREFORDSHIRE HR6 9RZ** 7 - 8
Outline planning application for residential development and associated works
Ward: **Bircher**
3. **12:00 NOON: 160238 - LAND AT OAK TREE VIEW, BEGGARS ASH LANE, WELLINGTON HEATH, HEREFORDSHIRE, HR8 1LN** 9 - 10
Change of use of land from agricultural to a one family traveller site including stationing of two mobile homes, 2 touring caravans, treatment plant, sheds and associated parking/turning/hardstanding and new access.
Ward: **Ledbury North**

Yours sincerely,

T Brown

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.

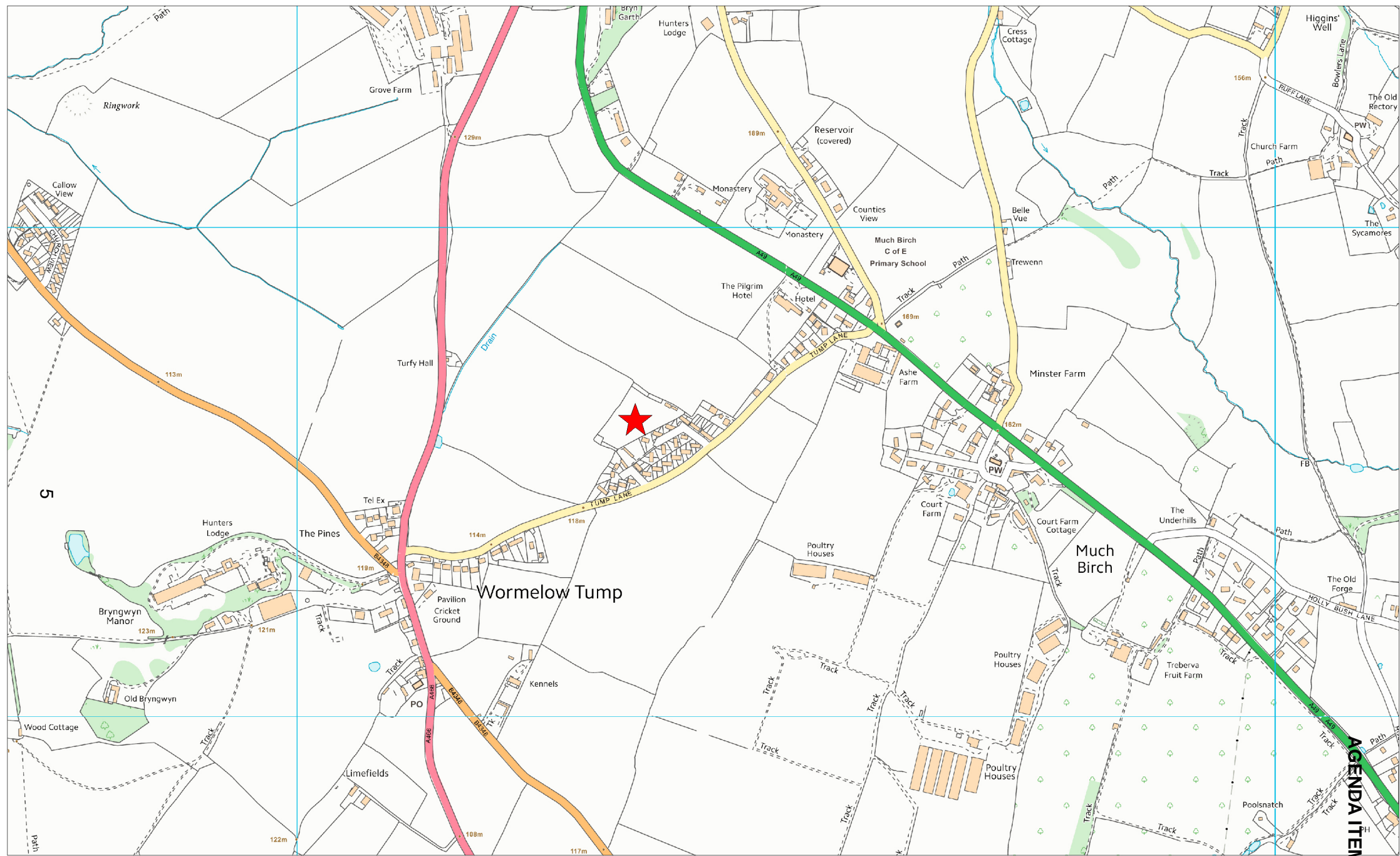
5.13.4.7 Conduct of Visits

- 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

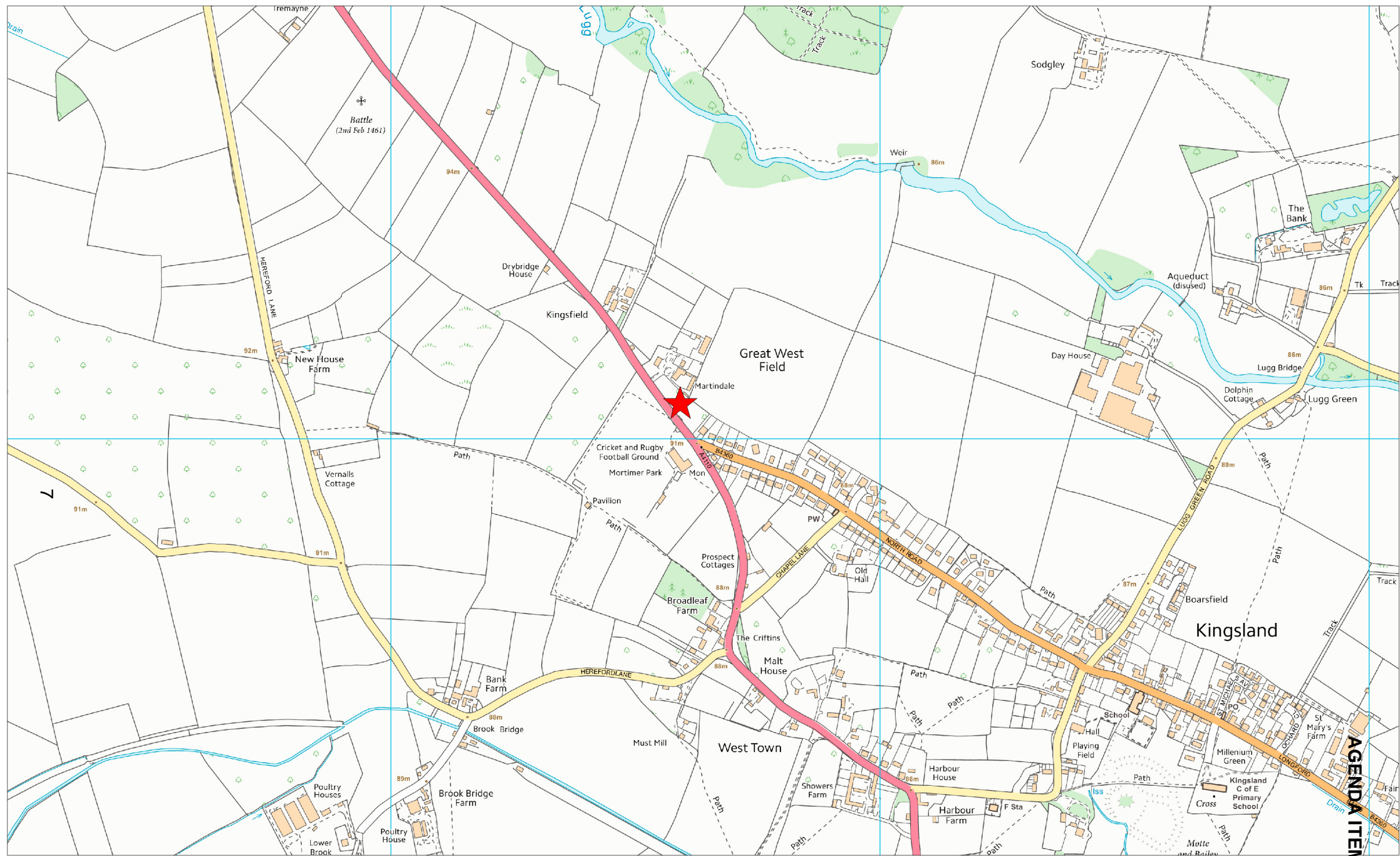
Application Number: 130945
Residential development comprising up to 20 dwellings, including up to 10 affordable dwellings with associated new access (via Tump Lane) and car parking arrangements for both existing and proposed and community facility at Land at Tump Lane, Much Birch, Hereford. HR2 8HW

Case Officer
Andrew Prior

Target Determination Date
2-Sep-13

★ 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: 162166
Outline planning application for residential development and associated works
at Land to the South of Martindale, Kingsland, Herefordshire. HR6 9RZ

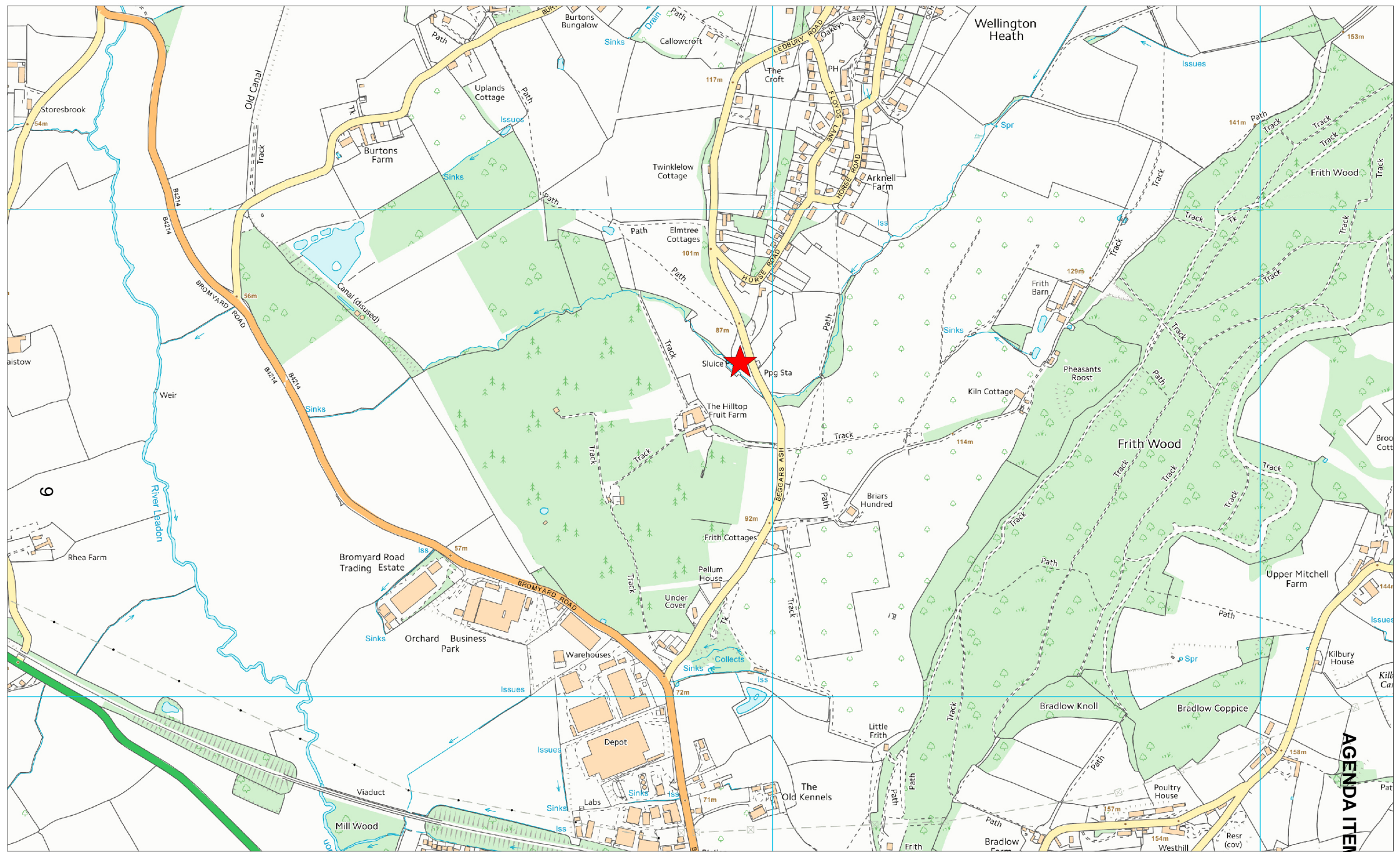
Case Officer
Andrew Banks

Target Determination Date
20-Jan-17

★ Application Site
Scale 1:10,000 @ A4



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AGENDA ITEM 32



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

Application Number: 160238
 Change of use of land from agricultural to a one family traveller site including stationing of two mobile homes, 2 touring caravans, treatment plant, sheds and associated parking/turning/hardstanding and new access at Land at Oak Tree View, Beggars Ash Lane, Wellington Heath. HR8 1LN

Case Officer
 Fernando Barber-Martinez

Target Determination Date
 16-Jan-17

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

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