

Members of the Planning site inspection:

BA Baker, CR Butler, PGH Cutter (Chairperson),
PJ Edwards, DW Greenow, KS Guthrie, J Hardwick
(Vice-chairperson), EL Holton, TM James, MD Lloyd-
Hayes, FM Norman, AJW Powers, NE Shaw, WC Skelton
and SD Williams

Our Ref: SI-Tuesday 22 January 2019
Please ask for: Tim Brown
Direct Line: (01432) 260239
email: tbrown@herefordshire.gov.uk

16 January 2019

Dear Councillor,

Site inspection(s) - Tuesday 22 January 2019

The planning committee will be undertaking site inspection(s) at the following site(s).

The inspection(s) will take place from **10.00 am**, on **Tuesday 22 January 2019**. Please note that traffic and conditions may have an impact on the precise start time(s).

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

- 1. 10:00 AM: LAND AT LOVERS WALK, GORSLEY, ROSS-ON-WYE** 5 - 6

181908 – Outline planning application for 9 proposed dwellings with all matters reserved except access and layout.

Ward: **Penyard**
- 2. 10:30 AM: 181523 - CASTLE FARM, UPTON BISHOP, ROSS-ON-WYE, HR9 7UW** 7 - 8

Proposed extension and expansion of existing B1 facility comprising

 - 1) change of use of grain store to new production facility
 - 2) extension to provide additional office space and research and development facilities
 - 3) additional car parking provision
 - 4) production waters treatment plant

Ward: **Old Gore**
- 3. 11:15 AM: 172076 - LAND ADJACENT TO HERRIOT COTTAGE, GLEWSTONE, ROSS-ON-WYE** 9 - 10

Site for proposed erection of nine dwellings. Construction of new vehicular access, turning area and private roads. Layout and construction of associated works.

Ward: **Llangarron**

4. 12 NOON: 182775 - LAND TO THE NORTH OF THE ROYAL ARMS, LLANGROVE, HEREFORDSHIRE 11 - 12

Proposed erection of five residential dwellings (C3) along with associated parking, roads, new highway access and associated infrastructure.

Ward: **Llangarron**

5. 1:00 PM 182191 AND 182347 - LODGE FARM, MONKTON FARM LANE, OCLE PYCHARD, HR1 3QQ 13 - 16

182191

Proposed erection of polytunnels for strawberry table top production and the necessary infrastructure, including internal farm access tracks, a sustainable drainage scheme with attenuation ponds, seasonal worker accommodation and facilities, fruit chiller, cold store and loading bay with landscaping and environmental enhancement measures.

182437

Proposed change of use of agricultural buildings to provide two units of farm managers accommodation, residential curtilage and parking.

Ward: **Three Crosses**

Yours sincerely,



Tim Brown

Democratic services officer

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

PLANNING AND REGULATORY COMMITTEE
EXTRACT FROM THE COUNCIL'S CONSTITUTION
SITE INSPECTIONS

5.6.12 Site Inspections

- 5.6.13 Site Inspections by the 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; or
- (b) a judgement is required on visual impact; or
- (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 chairperson of the planning committee and the assistant director Environment and place 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.

- 5.6.14 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.
- 5.6.15 **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 chairperson or the officers to seek clarification. Neither the applicant/agent nor 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 chairperson of the planning and regulatory 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.
- 5.6.16 **No discussion of the merits of the case is permitted at site inspections and all questions from you will be put through the chairperson.**
- 5.6.17 The visiting party will stay together as a group. Wherever possible the party should arrive at and leave the site together.
- 5.6.18 As a member of the planning and regulatory 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 and regulatory 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 and place considers should be reported to the committee.

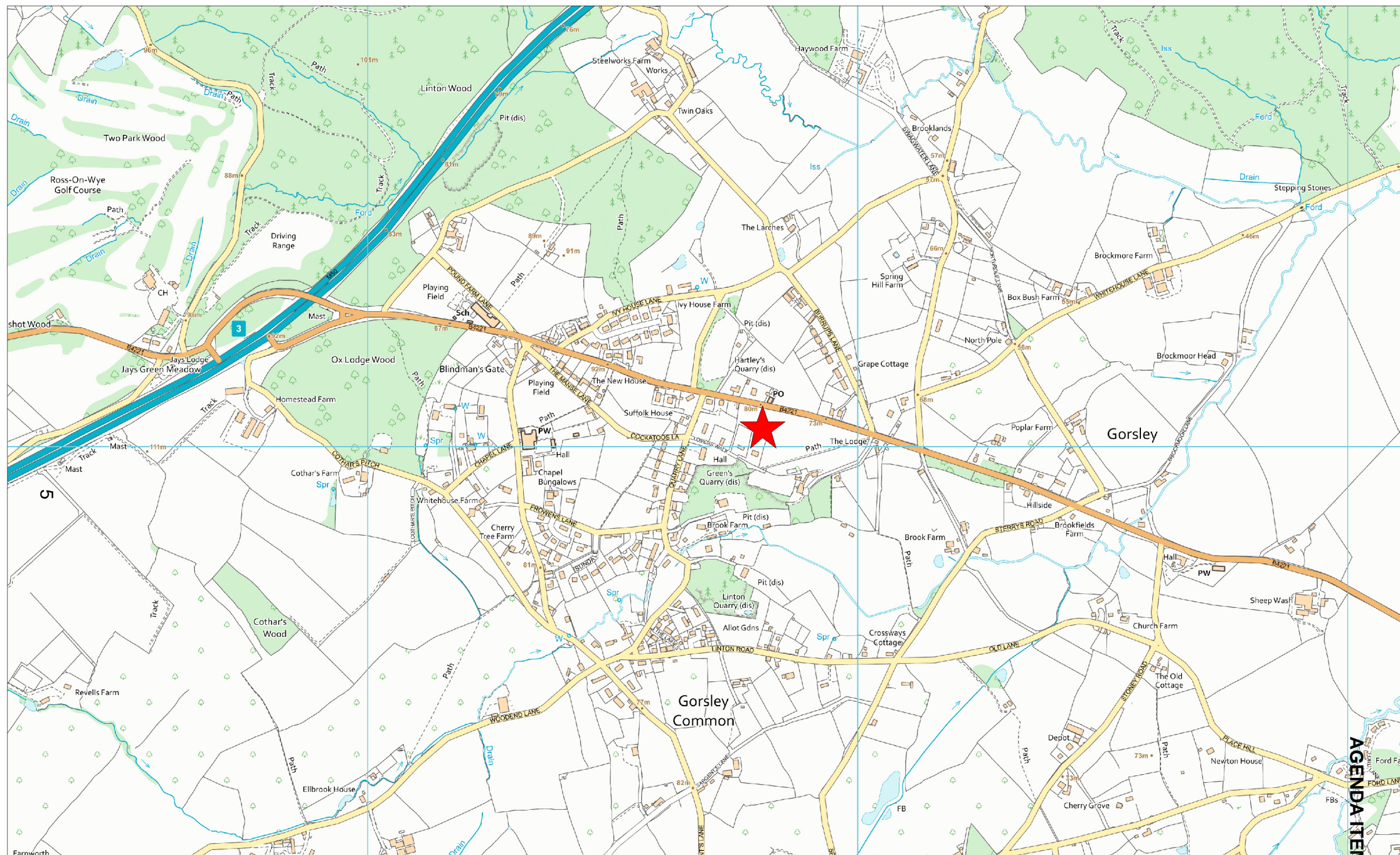
5.6.19 Conduct of visits

- (a) visits will be conducted in a formal manner.
- (b) the chairperson or vice-chairperson will open the visit 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 visit and the outcome reported to the subsequent committee.
- (d) Ward members will be invited to site inspections in their wards and asked to highlight local issues relevant to the site inspection.
- (e) the chairperson or vice-chairperson will close the visit.

5.6.20 General matters

- (a) No decision will be made concerning the application on site.
- (b) no formal notes will be made.
- (c) no hospitality will be accepted.

5.6.21 **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
Hereford
HR1 2ZB
Tel: 01432 260000

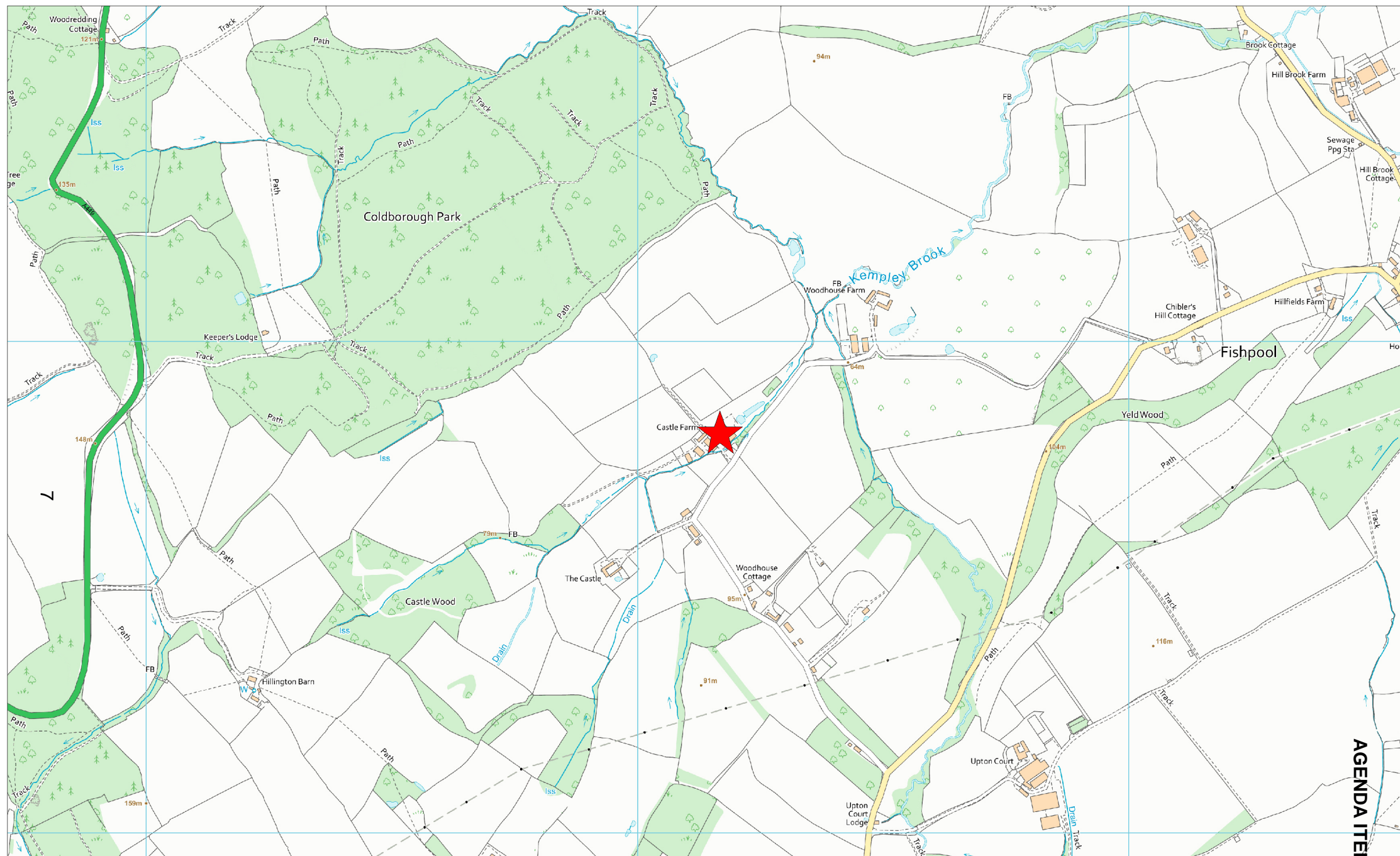
Application Number 181908
Outline planning application for 9 proposed dwellings with all matters reserved except access and layout.
Land at Lovers Walk, Gorsley, Ross-On-Wye, Herefordshire

Case Officer
Carl Brace

Target Determination Date
31/1/2019

★ Application Site
Scale 1:10,000 @ A4

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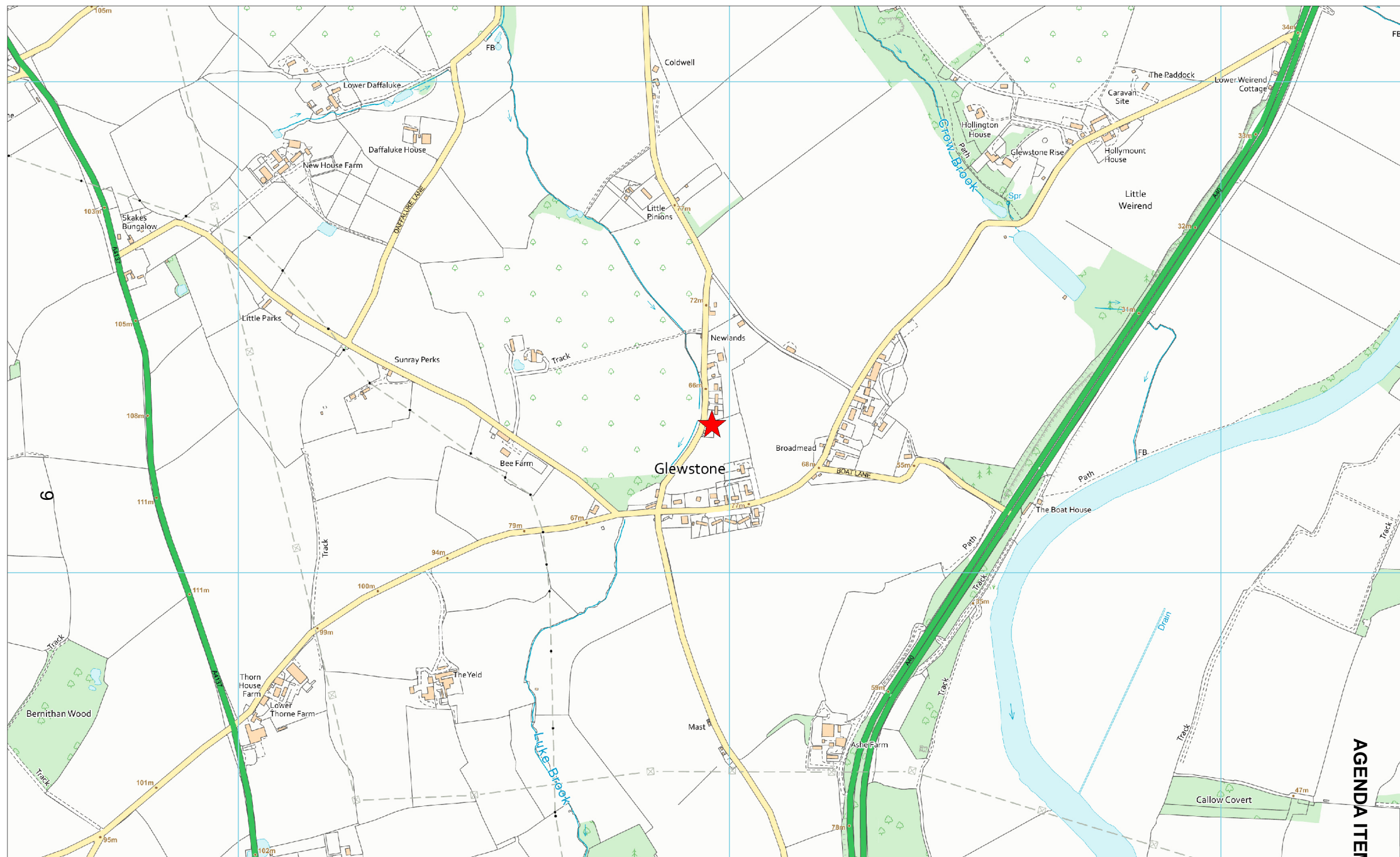
Application Number 181523

Proposed extension and expansion of existing B1 facility comprising of:
[1) Change of use of grain store to new production facility]
[2) Extension to provide additional office space and research and development facilities]
[3) Additional car parking provision]
[4) Production waters treatment plant.
Castle Farm", Upton Bishop, Ross-On-Wye, Herefordshire, HR9 7UW

Case Officer
Carl Brace

Target Determination Date
11/1/2019

★ Application Site
Scale 1:10,000 @ A4



AGENDA ITEM 3



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Hereford
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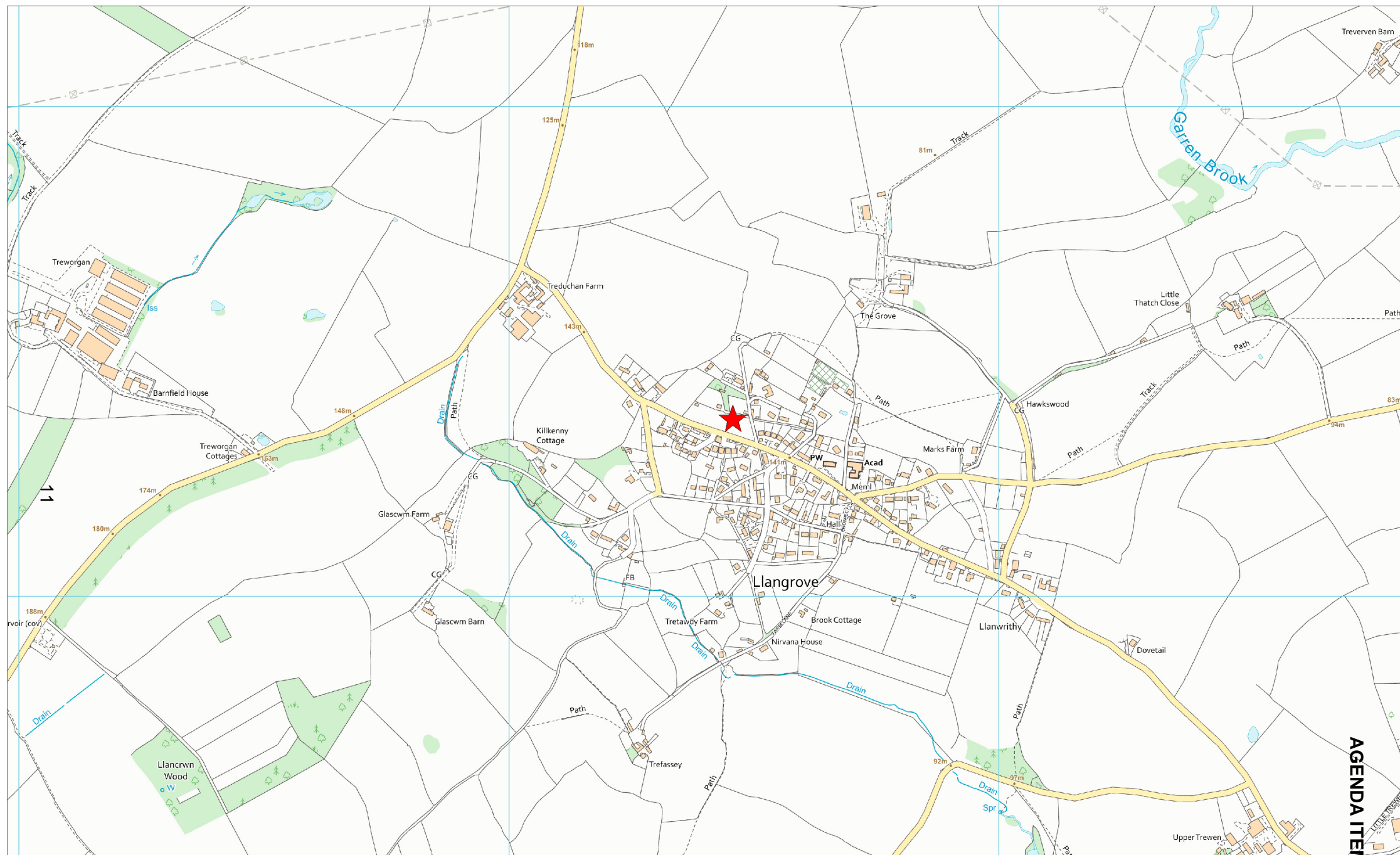
Application Number 172076
Site for proposed erection of nine dwellings. Construction of new vehicular access, turning area and private roads. Layout and construction of associated works.
Land adjacent to Herriot Cottage, Glewstone, Ross-on-Wye, Herefordshire

Case Officer
Carl Brace

Target Determination Date
1/2/2018

★ Application Site
Scale 1:10,000 @ A4

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AGENDA ITEM 4



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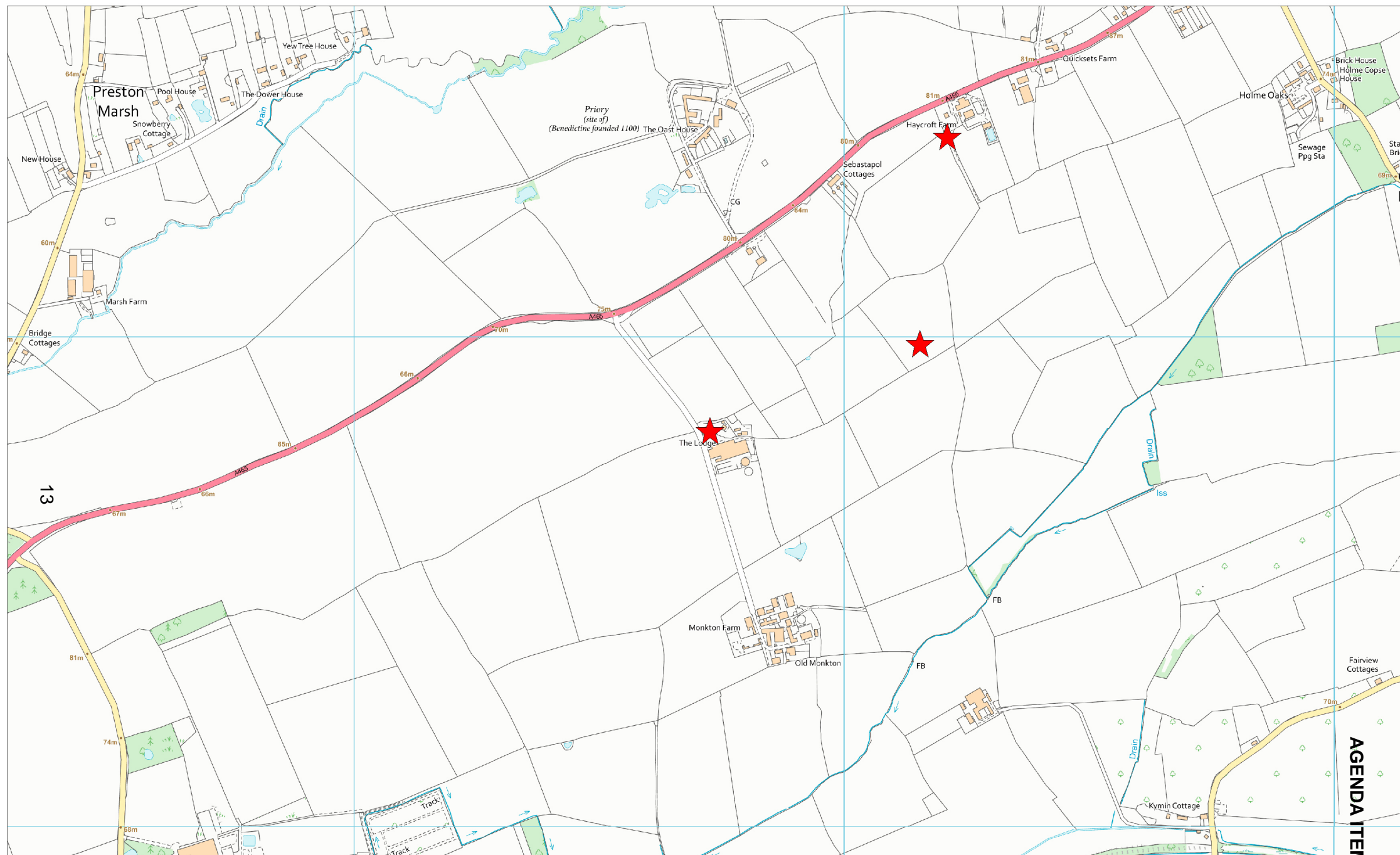
Application Number 182775
Proposed erection of five residential dwellings (C3) along with associated parking, roads, new highway access and associated infrastructure.
Land to the North of the Royal Arms, Llangrove, Herefordshire

Case Officer
Carl Brace

Target Determination Date
21/9/2018

★ Application Site
Scale 1:10,000 @ A4

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Herefordshire Council Planning Services
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Application Number 182191

Proposed erection of polytunnels for strawberry table top production and the necessary infrastructure, including internal farm access tracks, a sustainable drainage scheme with attenuation ponds, seasonal worker accommodation & facilities, fruit chiller, cold store & loading bay with landscaping & environmental enhancement measures.
(19.71 Ha of polytunnels with all-year round covers and 17.31 with seasonal covers.)
Land at Lodge Farm and Highway Farm Monkton Farm Lane,Ocle Pychard

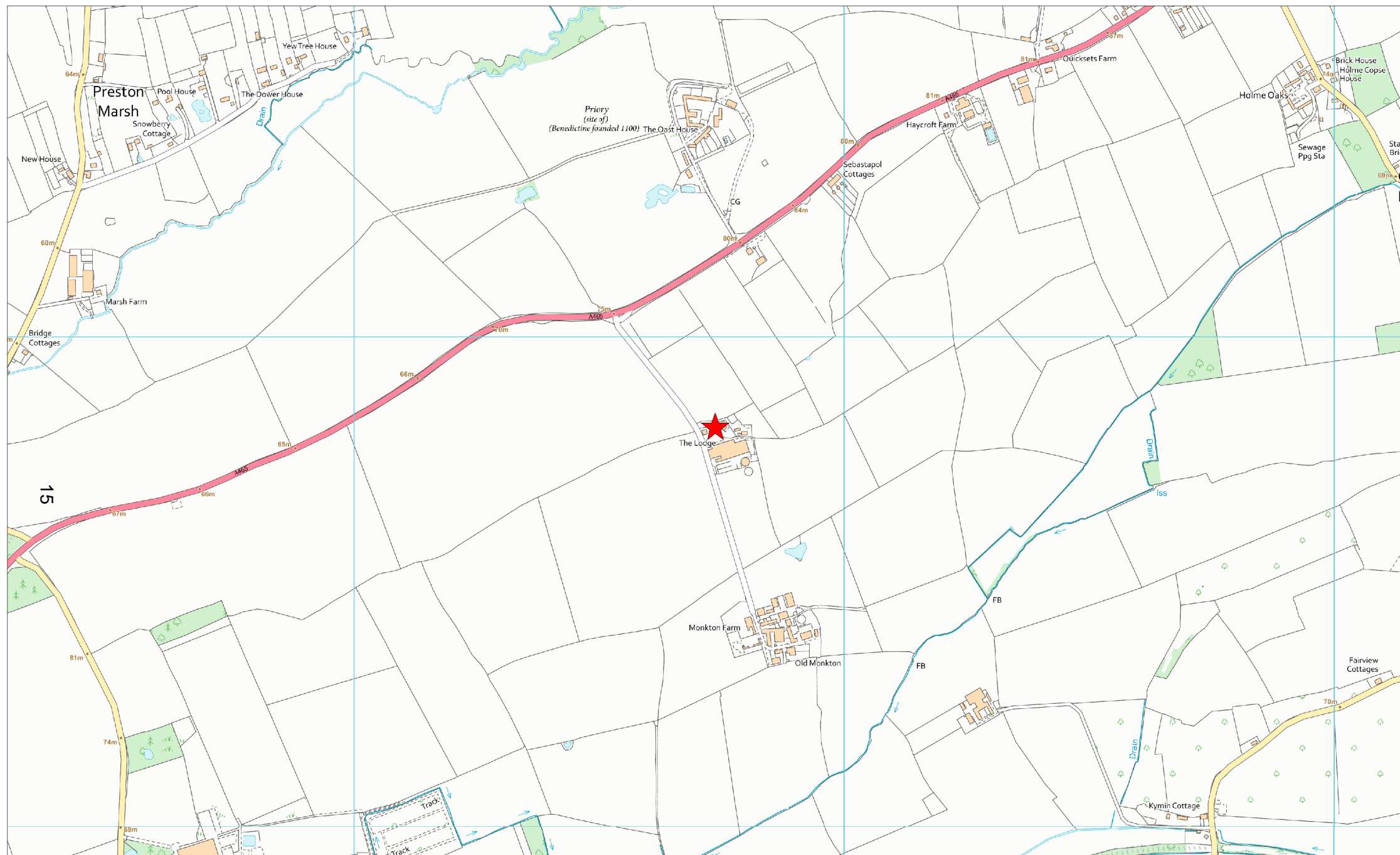
Case Officer
Rebecca Jenman

Target Determination Date
26/11/2018

★ Application Site
Scale 1:10,000 @ A4

AGENDA ITEM 5

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Tel: 01432 260000

Application Number 182347
Proposed change of use of agricultural buildings to provide two units of farm managers accommodation, residential curtilage and parking.
Lodge Farm, Monkton Farm Lane, Ocle Pychard

Case Officer
Rebecca Jenman

Target Determination Date
26/11/2018

★ Application Site
Scale 1:10,000 @ A4

