

**Members of the Planning site inspection:**

Graham Andrews, Paul Andrews, Polly Andrews,  
Toni Fagan, Elizabeth Foxton, John Hardwick,  
Bernard Hunt, Terry James, Tony Johnson,  
Mark Millmore, Jeremy Milln, Paul Rone, Alan Seldon,  
John Stone and Yolande Watson

Our Ref: SI-Monday 10 February 2020  
Please ask for: Tim Brown  
Direct Line: (01432) 260239  
email: [tbrown@herefordshire.gov.uk](mailto:tbrown@herefordshire.gov.uk)

4 February 2020

Dear Councillor,

**Site inspection(s) - Monday 10 February 2020**

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 **Monday 10 February 2020**. 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: 184520 - LAND AT GREYFRIARS BRIDGE, HEREFORD 5 - 6**

Replace the demountable flood defences with permanent glass panel flood walls and flood gates. This aims to reduce the whole life costs of the defences and reduce the risk of failure to deploy during flooding. The new passive defences will be located entirely along the within the footprint of the existing defences, and will be designed to fit into the existing supports. When open the floodgates will maintain current access routes for pedestrians and maintenance.

Ward: **Hinton & Hunderton**

**2. 10:45 AM: 183792 - LAND TO THE EAST OF BRAMBLE COTTAGE, ALLENSMORE VILLAGE ROAD, ALLENSMORE, HEREFORDSHIRE, HR2 9AG 7 - 8**

Proposed residential development of three dwellings.

Ward: **Wormside**

**PTO**

3. **11:30 AM: 191173 - LAND SOUTH OF LADYWELL LANE, KINGSTHORNE, HEREFORDSHIRE. HR2 8AW** 9 - 10

Application for approval of reserved matters following outline approval 163364/O (site for 3 detached dwellings with garages and access).

Ward: **Birch**

4. **12:30 PM: 193682 - LAND ADJACENT BRAMPTON ABBOTTS VILLAGE HALL, BRAMPTON ABBOTTS, HEREFORDSHIRE, HR9 7JD** 11 - 12

Variation of condition 2 of 171321/F (Proposed residential development of 2 new dwellings). To allow revised drawings, with new access with drives and garages re-positioned at dev 1

Ward: **Old Gore**

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 184520**  
Replace the demountable flood defences with permanent glass panel  
flood walls and flood gates. at Land at Greyfriars Bridge, Hereford HR2 7RS

Case Officer  
Simon Withers

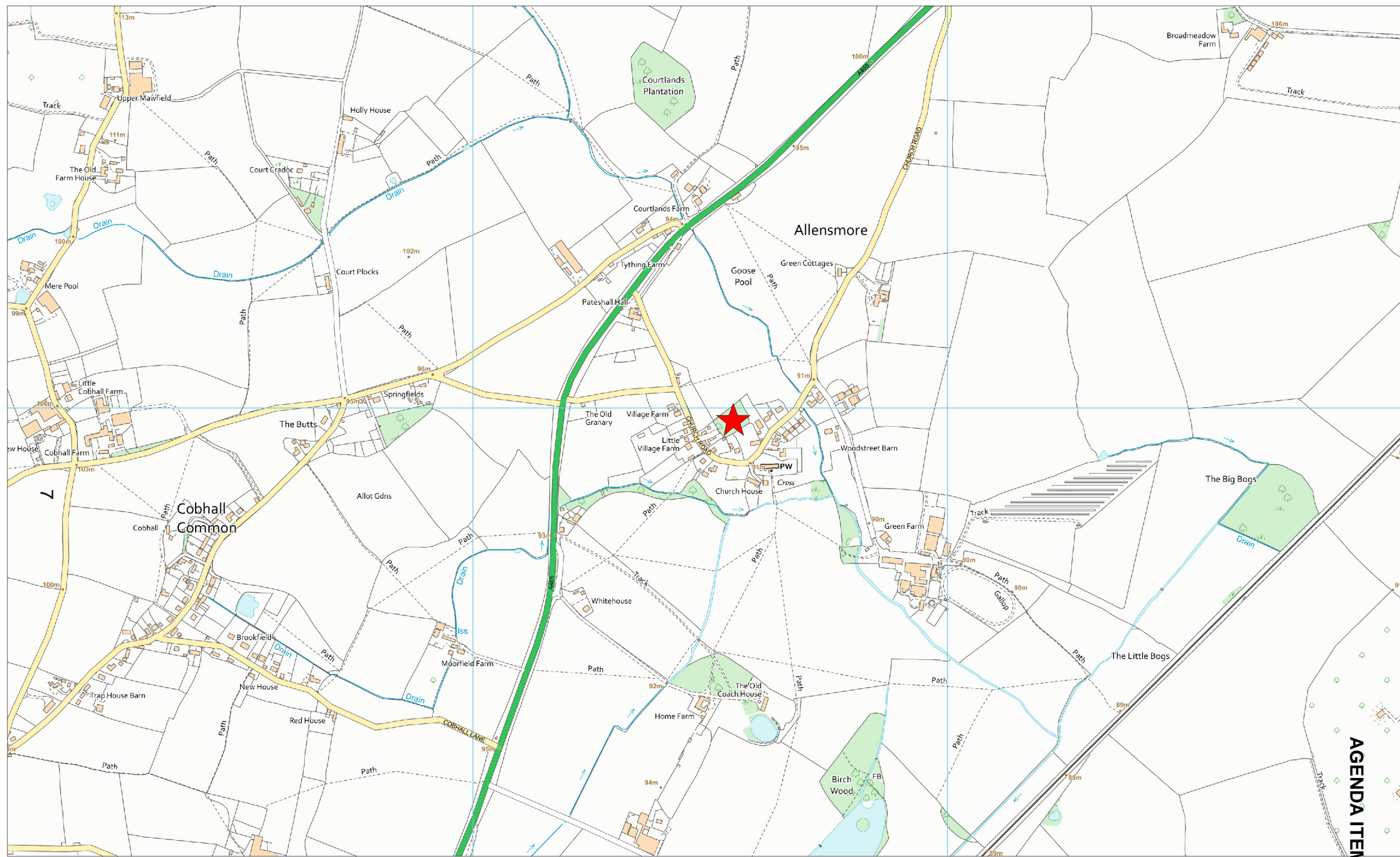
Target Determination Date  
14/ 2/2020

★ Application Site  
Scale 1:10,000 @ A4



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AGENDA ITEM 2



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

**Application Number 183792**  
**Proposed residential development of three dwellings. Land to the East of Bramble Cottage, Allensmore Village Road, Allensmore, Herefordshire HR2 9AG**

**Case Officer**  
 Emily Reed

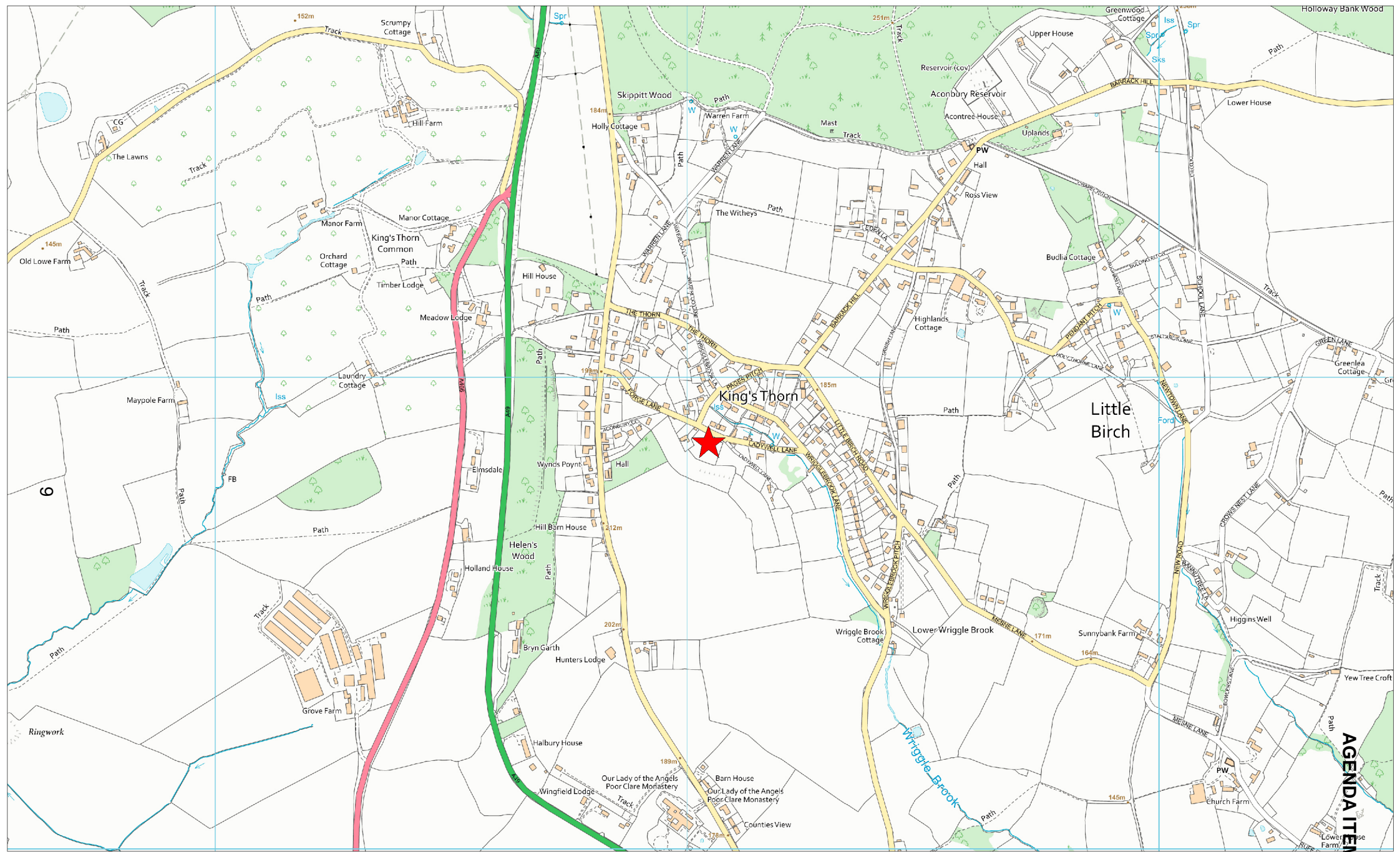
**Target Determination Date**  
 26/12/2018

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

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



**Application Number 191173**  
 Application for approval of reserved matters following outline approval  
 163364/O (Site for 3 detached dwellings with garages and access).  
 Land south of Ladywell Lane, Kingsthorne, Herefordshire HR2 8AW

Case Officer  
 Emily Reed

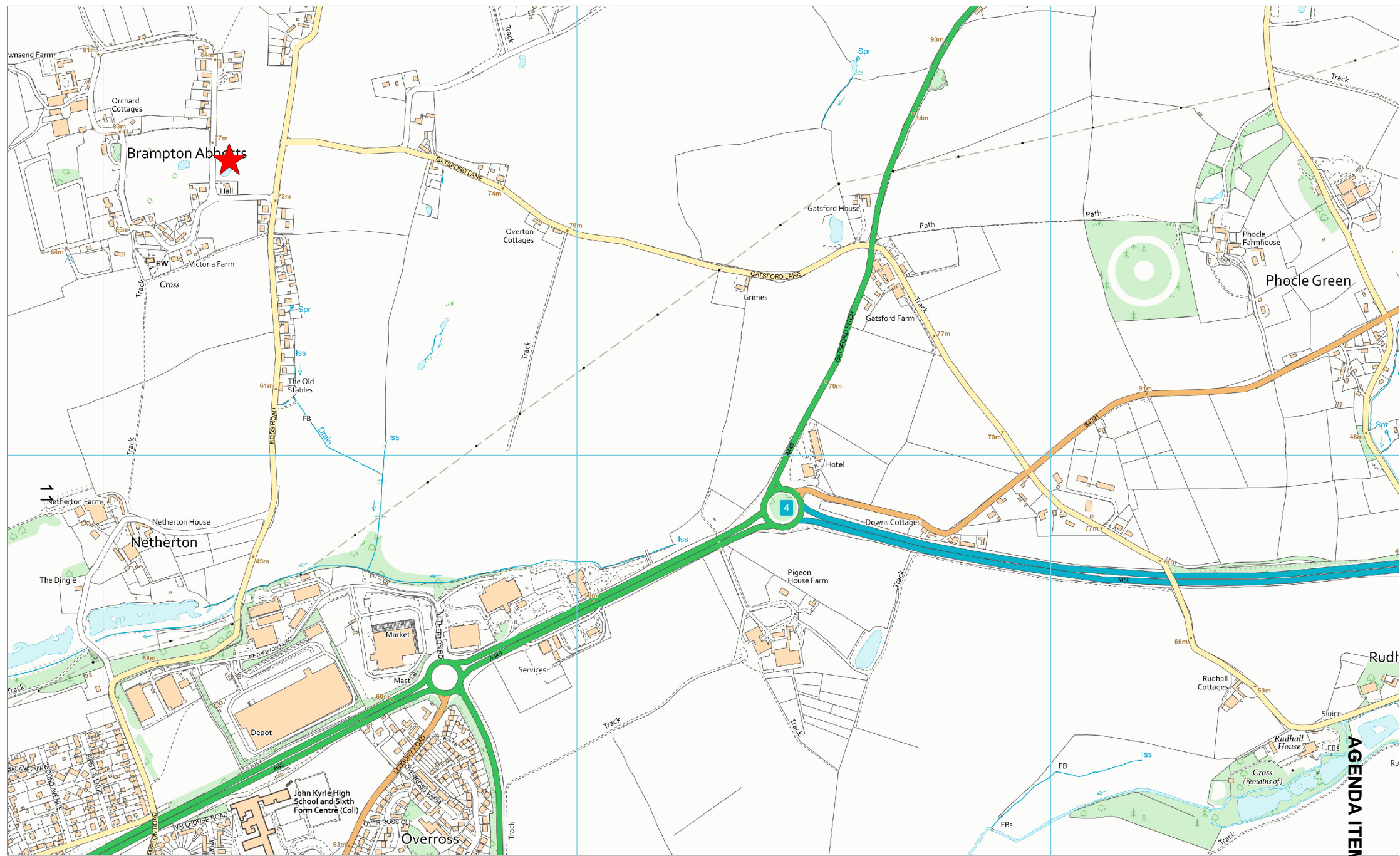
Target Determination Date  
 26/ 7/2019

★ Application Site  
 Scale 1:10,000 @ A4

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AGENDA ITEM 3





AGENDA ITEM 4



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

**Application Number 193682**  
 Variation of condition 2 of 171321/F (Proposed residential development of 2 new dwellings). To allow revised drawings, with new access with drives and garages re-positioned. Dev 1 Land Adjacent Brampton Abbots Village Hall, Brampton Abbots, Herefordshire HR9 7JD

**Case Officer**  
 Emily Reed

**Target Determination Date**  
 17/12/2019

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

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