

Members of the Planning site inspection:

Paul Andrews, Polly Andrews, Sebastian Bowen,
Toni Fagan, Elizabeth Foxton, John Hardwick,
Terry James, Tony Johnson, Graham Jones,
Mark Millmore, Jeremy Milln, Paul Rone, Alan Seldon,
John Stone and William Wilding

Our Ref: SI-Tuesday 28 September 2021
Please ask for: Matthew Evans
Direct Line: (01432) 383690
email: Matthew.Evans@herefordshire.gov.uk

21 September 2021

Dear Councillor,

Site inspection(s) - Tuesday 28 September 2021

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 28 September 2021**. 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.

SITE INSPECTIONS - CONSTITUTION EXTRACT MAY 19

1. **10:00 A.M. - 210222 - TOGPEN, WILLEY LANE, LOWER WILLEY, HEREFORDSHIRE, LD8 2LU**

Location Plan attached

2. **11:15 A.M. - 210373 - LAND OFF WYSON LANE, BRIMFIELD, HEREFORDSHIRE**

Location Plan attached

3. **12:30 P.M. - 202412 - FLOW HOUSE, LAND NORTH OF SHEEPCOTTS COURT, ULLINGSWICK, HEREFORDSHIRE, HR1 3JQ** 9 - 10

Location Plan attached (additional information below)

For 202412 (Flow House, Ullingswick), please park at St. Luke's Church, Ullingswick (HR1 3JQ). This is approximately a 30 second drive from the application site entrance. Signs for the Church are well marked on the roads. Members are advised that there will be significant walking on the site due to the extensive red line of the application.

Yours sincerely,



Matthew Evans
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.

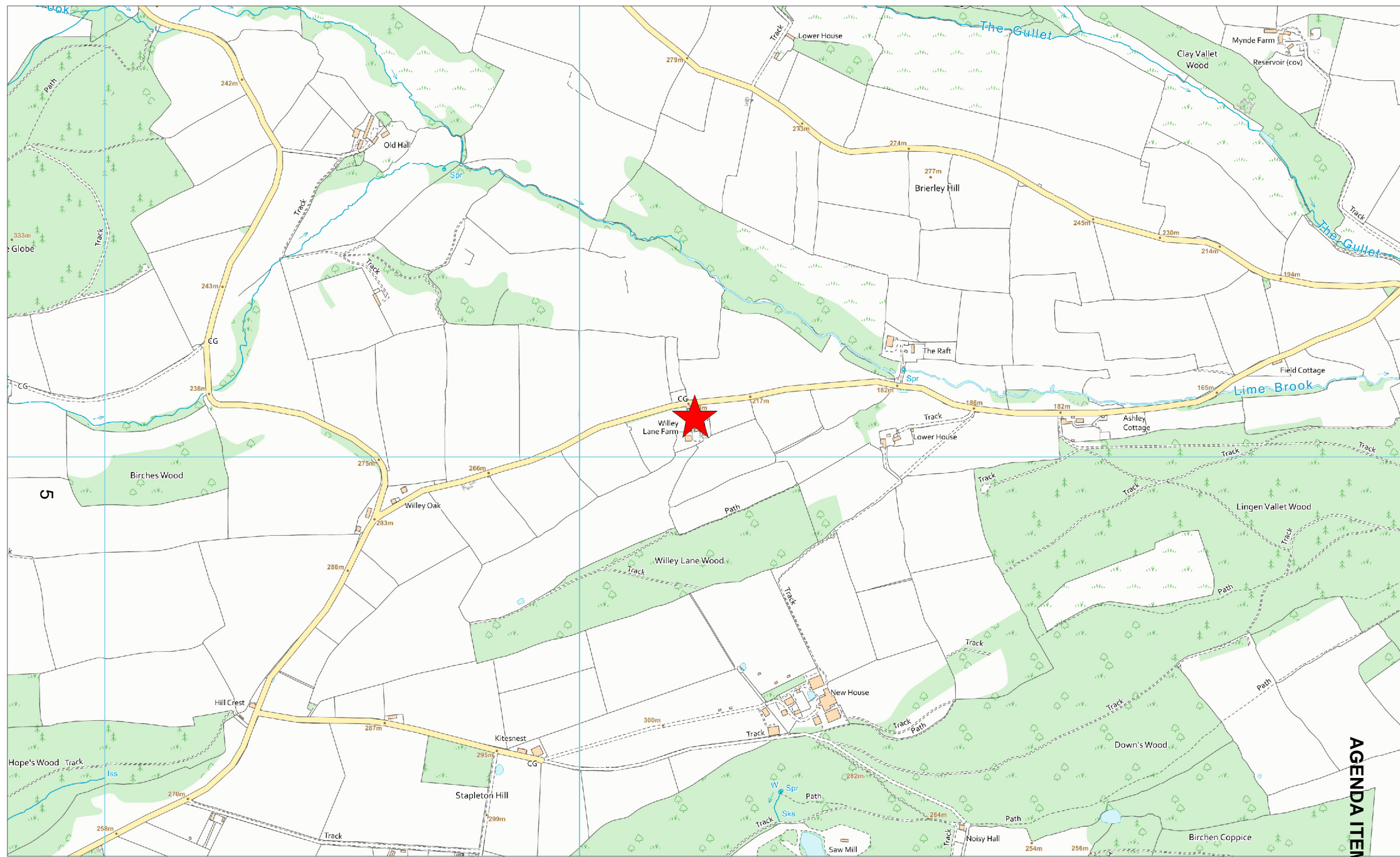
5.6.19 Conduct of visits

- (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.**



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

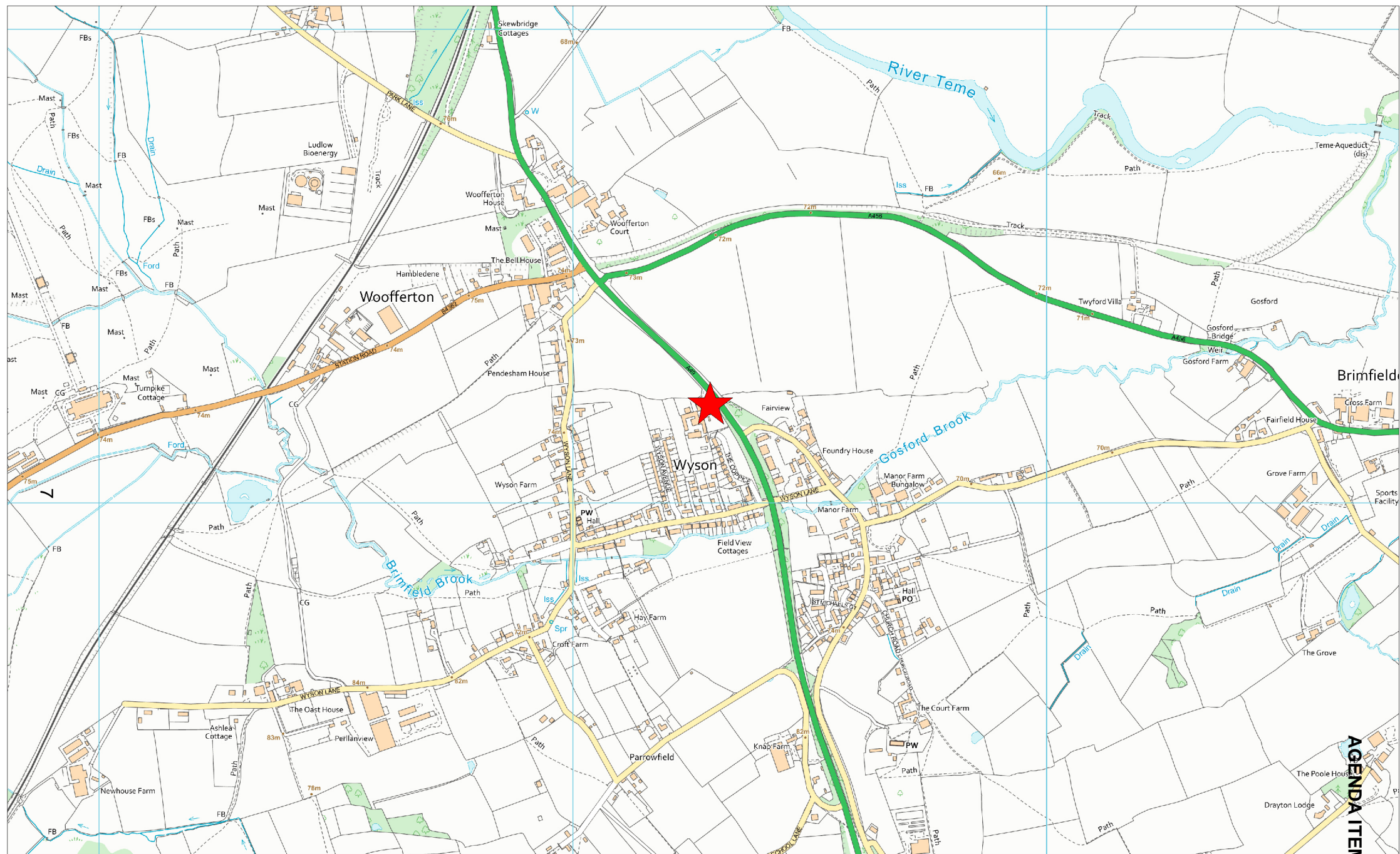
Application Number 210222
 Application for change of use from agriculture to siting two Yurts for holiday use with the accompanying conversion of one garage bay (of a pair of garage bays plus workshop) to provide two bathrooms and two dishwashing facilities at Willey Lane Farm.
 Togpen, Willey Lane, Lower Willey, Herefordshire

Case Officer
 Adam Lewis

Target Determination Date
 1/10/21

★ Application Site
 Scale 1:10,000 @ A4

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AGENDA ITEM 2



Herefordshire Council Planning Services
 PO Box 230
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 Tel: 01432 260000

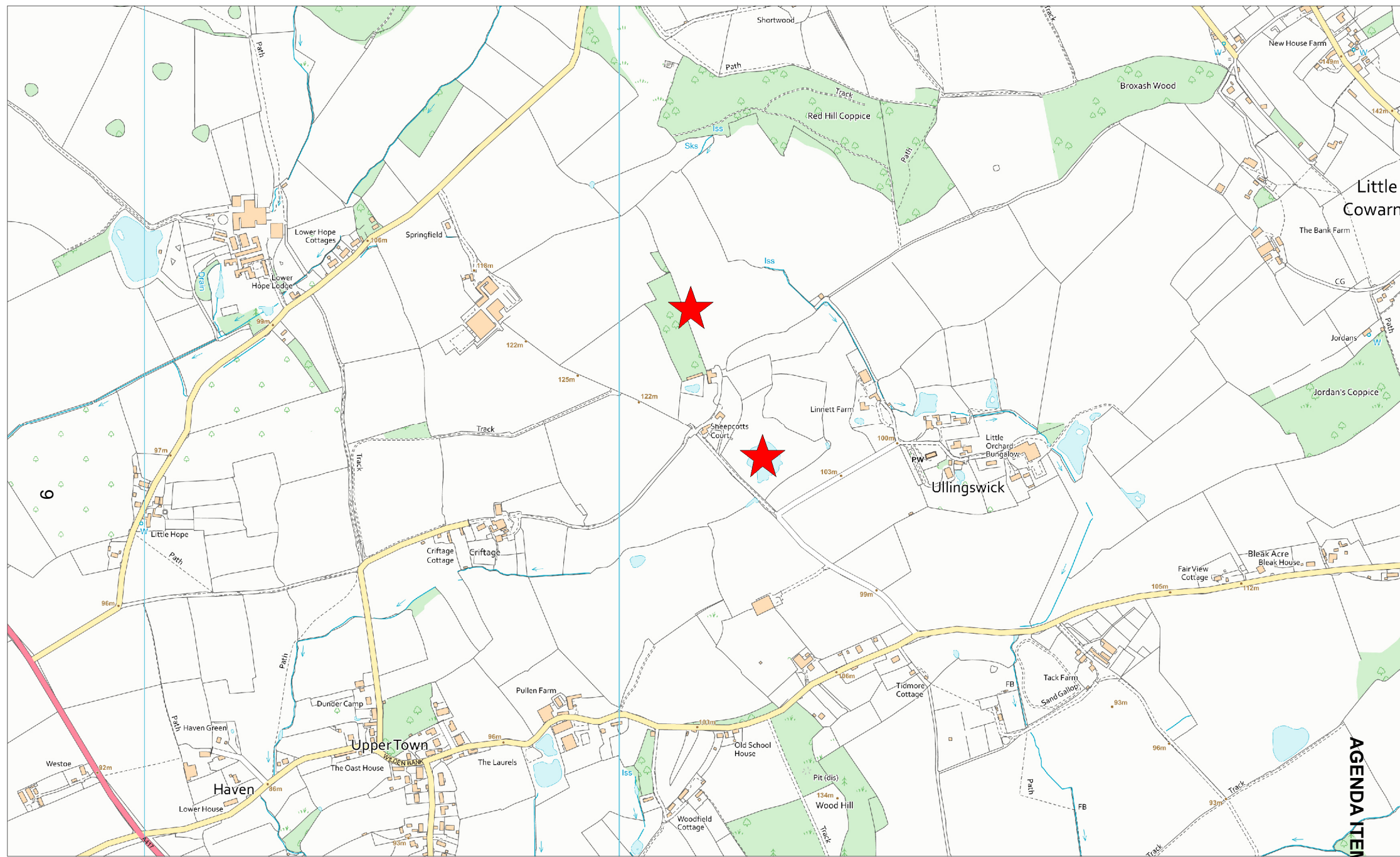
Application Number 210373
PENDING S106 AGREEMENT Proposed demolition of farm buildings and construction of 14 dwellings with associated access. Land off Wyson Lane,, Brimfield, Herefordshire

Case Officer
Carl Brace

Target Determination Date
31/7/21

★ Application Site
Scale 1:10,000 @ A4

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Little Cowarn

AGENDA ITEM 3



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

Application Number 202412
Erection of 1 no. dwelling of and associated works including access, landscaping, outbuildings, infrastructure, lake creation and other engineering works
Flow House - Land North of Sheepcotts Court, Ullingswick, Herefordshire, HR1 3JQ.

Case Officer
 Josh Bailey

Target Determination Date
 28/5/21

★ Application Site
 Scale 1:10,000 @ A4

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