

**Members of the Planning site inspection:**

Paul Andrews, Polly Andrews, Dave Boulter,  
Sebastian Bowen, Clare Davies, Elizabeth Foxton,  
John Hardwick, Terry James, Tony Johnson,  
Mark Millmore, Jeremy Milln, Felicity Norman, Ann-  
Marie Probert, Paul Rone and Yolande Watson

Our Ref: SI-Monday 17 April 2023  
Please ask for: Matthew Evans  
Direct Line: (01432) 383690  
email: Matthew.Evans@herefordshire.gov.uk

6 April 2023

Dear Councillor,

**Site inspection(s) - Monday 17 April 2023**

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 17 April 2023**. 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**

- 1. 10:00 A.M. - 212518 - LAND SOUTH OF YEW TREE FARM, RUCKHALL, COMMON ROAD, EATON BISHOP, HEREFORD, HR2 9QX** 5 - 6  
Reserved matters following outline approval 191541 (Outline for three or four bedroom dwelling on a plot of land currently part of Hillcrest's garden).  
Ward: **Stoney Street**
- 2. 11:00 A.M. - 181943 - LAND TO THE NORTH OF SCHOOL ROAD (U66207), TARRINGTON, HEREFORDSHIRE** 7 - 8  
Outline planning application for up to 6 dwellings. All matters reserved apart from access.  
Ward: **Backbury**
- 3. 11:30 A.M. - 220783 - LITTLE BUSH PITCH, BUSH PITCH, LEDBURY, HEREFORDSHIRE, HR8 2PX** 9 - 10  
Proposed change of use of land and laundry/wash room to a bungalow (Retrospective) and for a new day/laundry room for existing traveller site.  
Ward: **Ledbury West**

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.**





AGENDA ITEM 1



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

**Application Number 212518**  
 Reserved matters following outline approval 191541 (Outline for three or four bedroom dwelling on a plot of land currently part of Hillcrest's garden)  
 Land south of Yew Tree Farm, Ruckhall Common Road, Eaton Bishop, Hereford, HR2 9QX

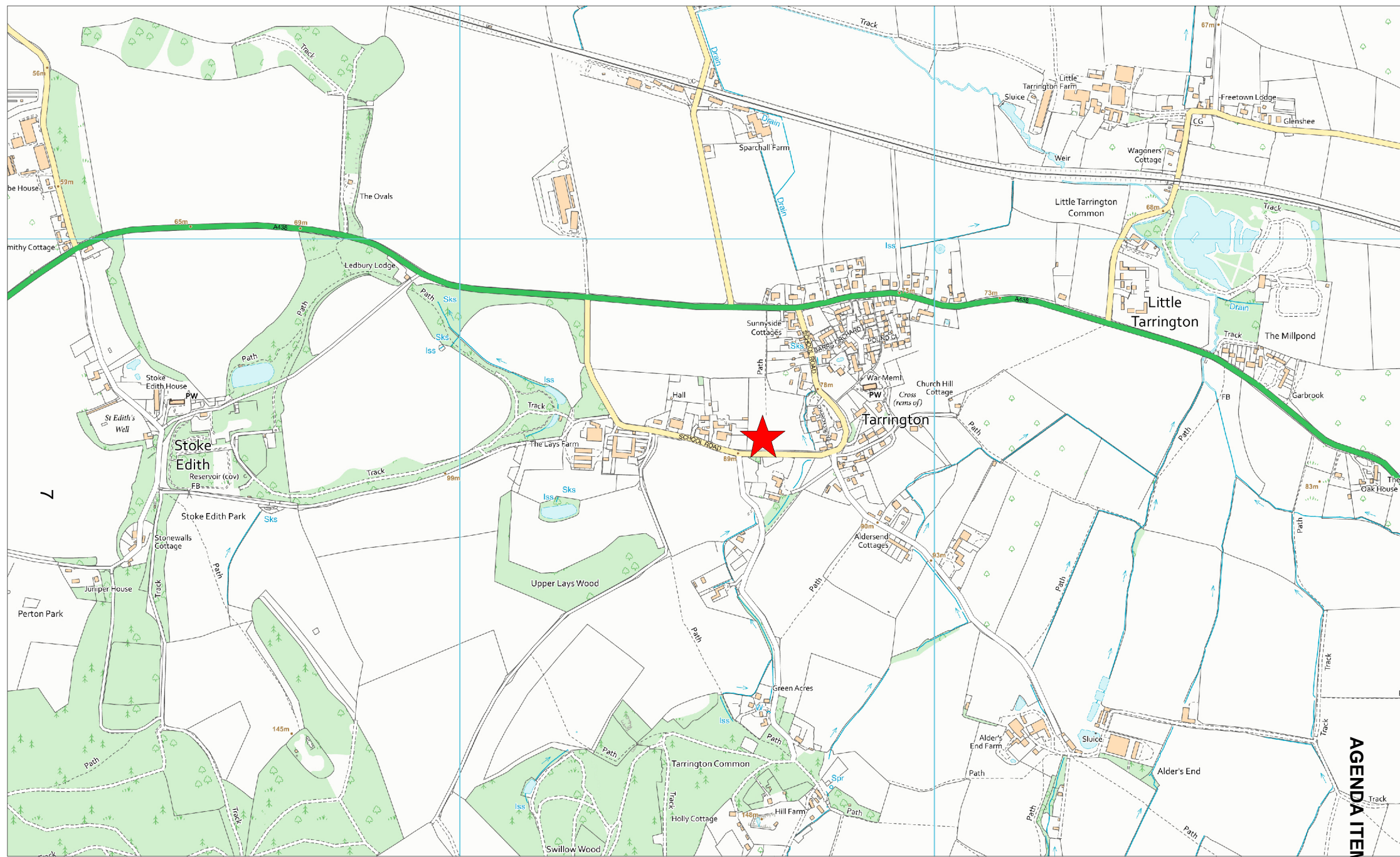
**Case Officer**  
 Simon Rowles

**Target Determination Date**  
 28/1/2022

**★ 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 181943**  
 Outline planning application for up to 6 dwellings. All matters reserved apart from access.  
 Land to the north of School Road (U66207), Tarrington, Herefordshire

**Case Officer**  
 Ollie Jones

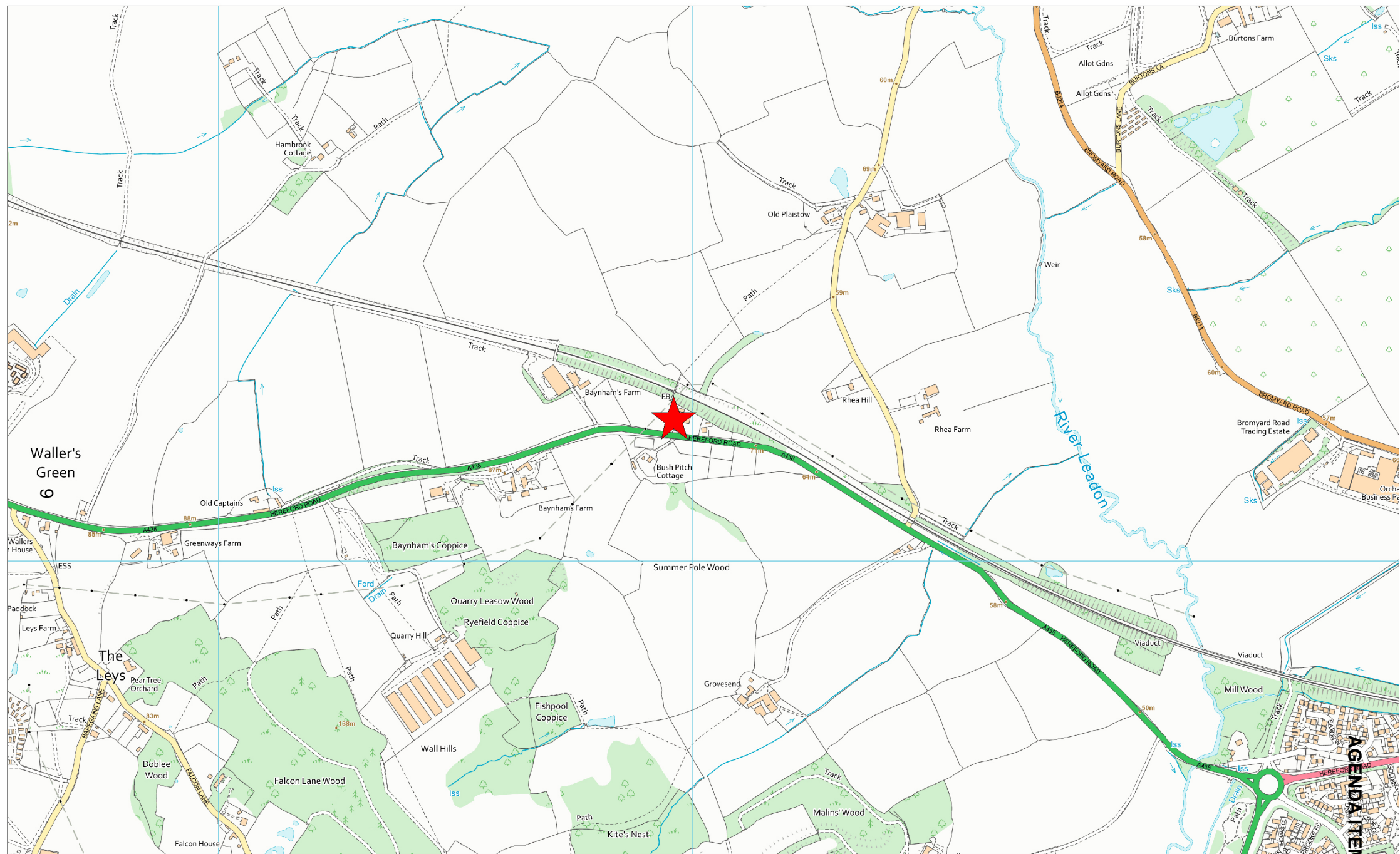
**Target Determination Date**  
 1/11/2021

**★ 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 220783**  
**Proposed change of use of land and laundry wash room to a bungalow (Retrospective) and for a new day laundry room for existing traveller site.**  
**Little Bush Pitch, Bush Pitch, Ledbury, Herefordshire, HR8 2PX**

**Case Officer**  
**Mark Tansley**

**Target Determination Date**  
**31/8/2022**

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

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**AGENDA ITEM 3**

