

Members of the Planning Site Inspection:

Polly Andrews, Bruce Baker, Jacqui Carwardine,
Simeon Cole, Clare Davies (Vice-Chairperson),
Dave Davies, Matthew Engel, Catherine Gennard,
Peter Hamblin, Terry James (Chairperson),
Stef Simmons, John Stone, Charlotte Taylor,
Richard Thomas and Mark Woodall

Our Ref: SI-Tuesday 8 April 2025
Please ask for: Matthew Evans
Direct Line: (01432) 383690
email: Matthew.Evans@herefordshire.gov.uk

1 April 2025

Dear Councillor,

Site inspection(s) - Tuesday 8 April 2025

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 8 April 2025**. 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. - 243018 - LAND AT HELENSWOOD FARM, KINGSTHORNE, HEREFORDSHIRE, HR2 8AL** 7 - 8

Site Visit 1**10am****243018 (Helenswood Farm, Kingsthorne)**Site Address: [Land at Helenswood Farm, Kingsthorne, Herefordshire, HR2 8AL](#)

Proposal: Outline application with all matters reserved for the proposed erection of two self-build dwellings

See application at: [Planning Search – Herefordshire Council](#)**Parking**

Please park to the north of the Bus Stop/Shelter at the 'The Thorn/Little Birch Turn' (**HR2 8AL**) where there is off-street parking for around 6-8 vehicles, otherwise park nearby on the C1362.

There is parking available down the 'lane' with turning at the end but it is limited.

Please wear a 'Hi-Viz' (if you have one) as you will be walking along the C1362. The Case Officer will meet members at the entrance to the application site. Due to the topography of the site and site access particularly, members should wear appropriate footwear.

Site Map:https://www.herefordshire.gov.uk/info/200142/planning_services/planning_applicati

[on_search/details/map?id=243018](#)

Postcode: HR2 8AL

Googlemaps (Pin Drop): <https://maps.app.goo.gl/DC14cVwbv5SfB5zZA>
(Parking); <https://maps.app.goo.gl/Xe4r6Yt4KdGQUPrV8> (Application site)

What3words: <https://w3w.co/feasts.spellings.occur>

Apple Maps: [View on Apple Maps](#)



Ward: **Wormside**

2. **10:45 A.M. - 243062 - 7 BLACKFRIARS STREET, HEREFORD, 9 - 10**
HEREFORDSHIRE, HR4 9HS

Site Visit 2

10.45am

243062 (7 Blackfriars Street, Hereford)

Site Address: [7 Blackfriars Street Hereford Herefordshire HR4 9HS](#)

Proposal: Proposed change of use from a single dwellinghouse (C3) to 4 no. apartments for the use as accommodation for transitional temporary accommodation, to demolish the existing detached garage to site a bespoke 'Container' converted for and use as accommodation for transitional temporary accommodation, and associated operational development.

See application at: [Planning Search – Herefordshire Council](#)

Parking

Please park either at Merton Meadow Car Park or the Garrick Multi Storey Car Park (both are approximately a 2 minute walk from the site). Or other local car parks.

Site Map:

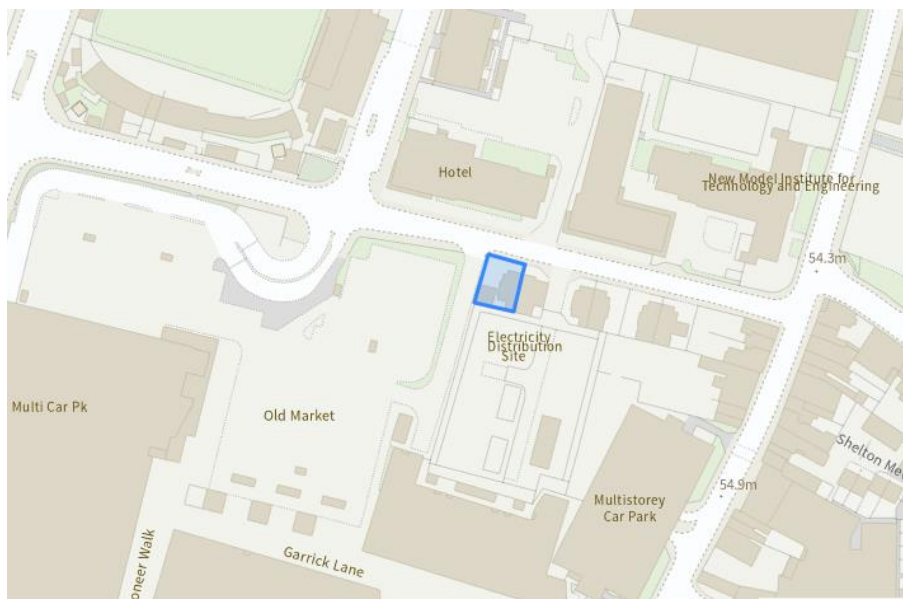
https://www.herefordshire.gov.uk/info/200142/planning_services/planning_applications_search/details/map?id=243062

Postcode: HR4 9HS

Googlemaps (Pin Drop): <https://maps.app.goo.gl/CoI2UEe379MGdp9x9>
(Application Site)

What3words: <https://w3w.co/voter.hush.salt>

Apple Maps: [View on Apple Maps](#)



Ward:

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.

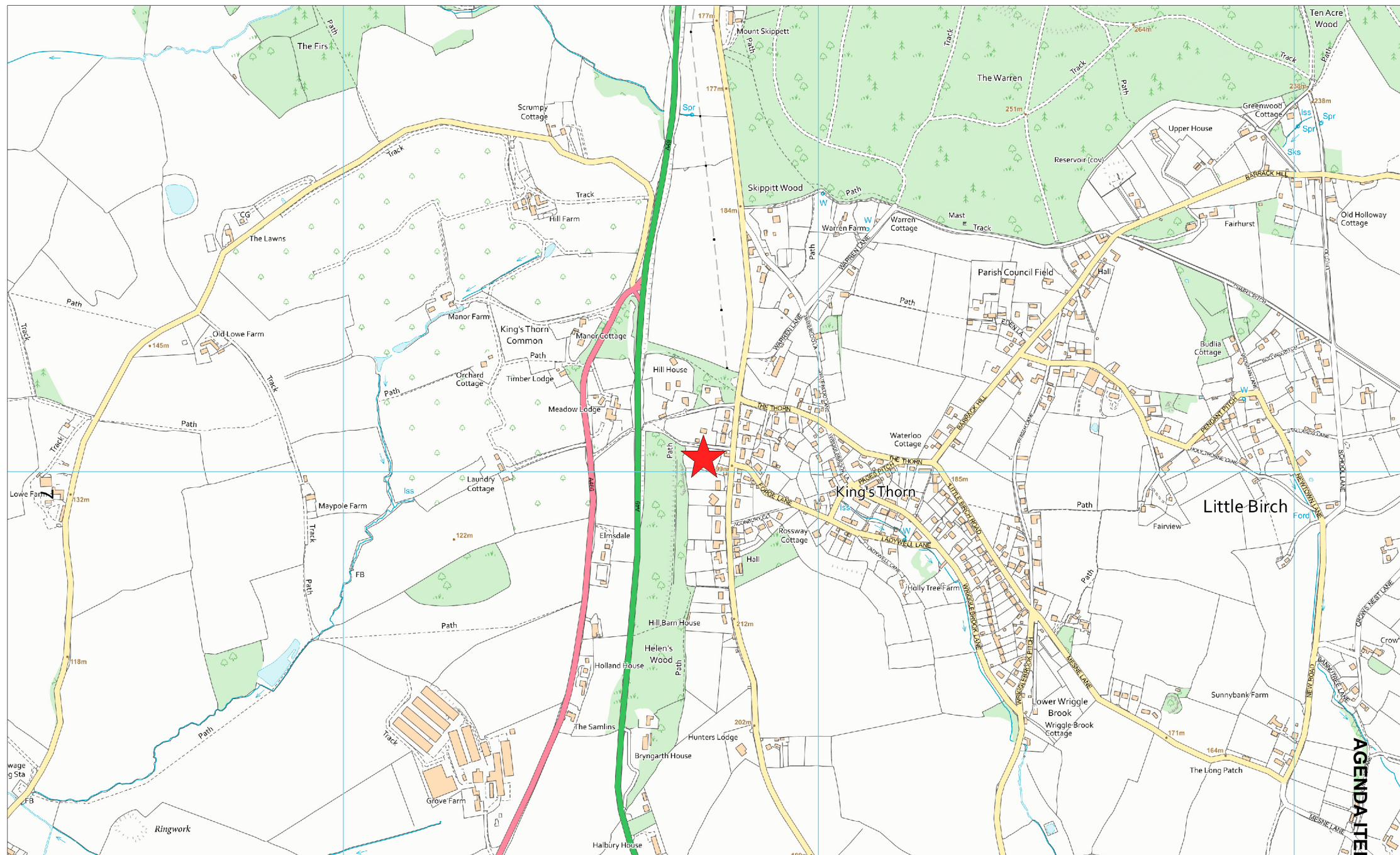
5.6.19 Conduct of visits

- (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



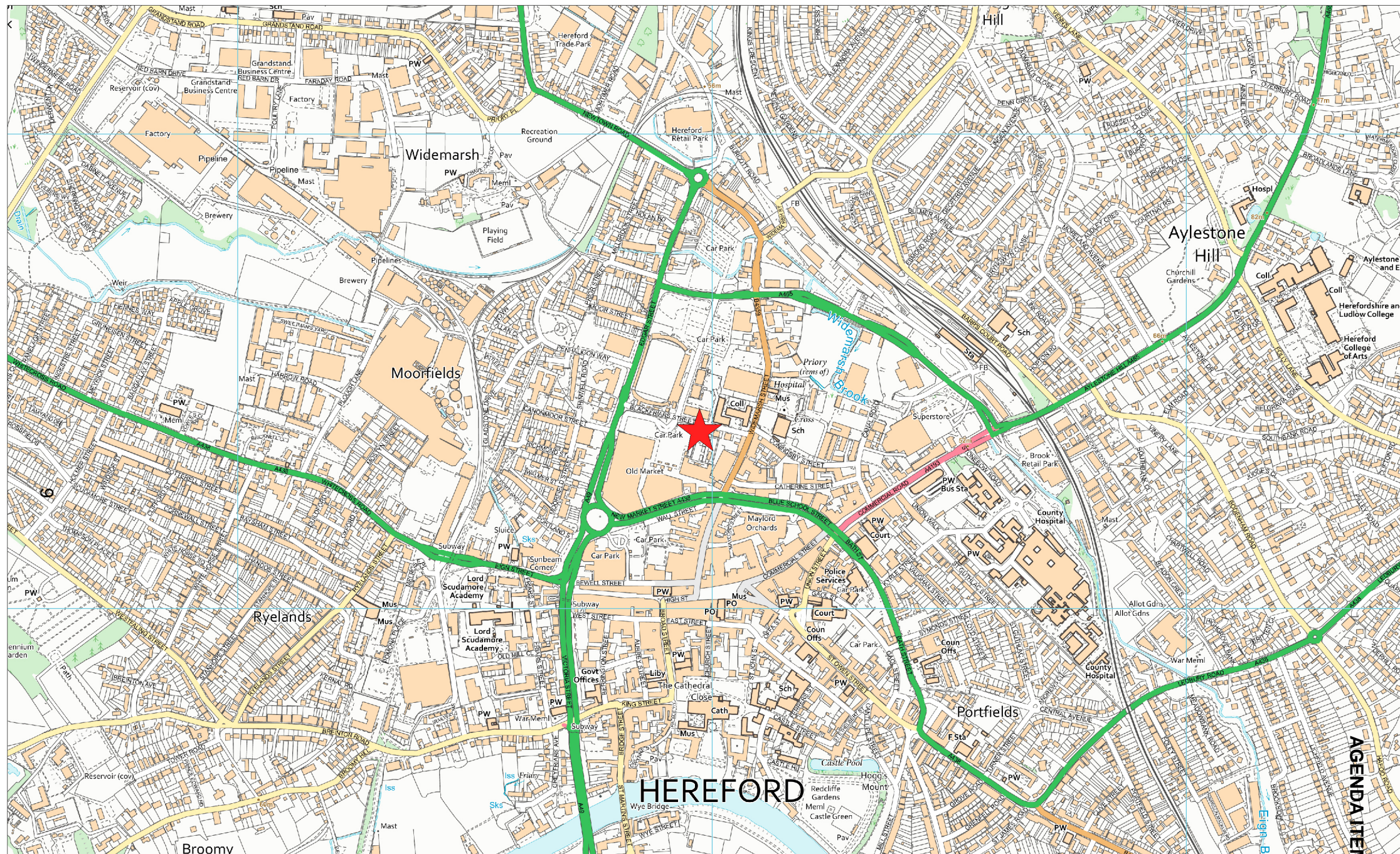
Herefordshire Council Planning Services
PO Box 230
Hereford
HR1 2ZB
Tel: 01432 260000

Application Number 243018
Outline application with all matters reserved for the proposed
erection of two self-build dwellings.
Land at Helenswood Farm, Kingsthorpe, Herefordshire

Case Officer
Josh Bailey

Target Determination Date
20/01/2025

★ Application Site
Scale 1:10,000 @ A4



Herefordshire Council Planning Services
PO Box 230
Hereford
HR1 2ZB

Tel: 01432 260000

Application Number 243062

Proposed change of use from a single dwellinghouse (C3) to 4 no.apartments for the use as accommodation for transitional temporary accommodation, to demolish the existing detached garage to site a bespoke 'Container' converted for and use as accommodation for transitional temporary accommodation, and associated operational development.

7 Blackfriars Street, Hereford, Herefordshire, HR4 9HS

Case Officer
Josh Bailey

Target Determination Date
10/04/2025

★ Application Site
Scale 1:10,000 @ A4

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