

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 2 September 2025
Please ask for: Matthew Evans
Direct Line: (01432) 383690
email: Matthew.Evans@herefordshire.gov.uk

26 August 2025

Dear Councillor,

Site inspection(s) - Tuesday 2 September 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 2 September 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

1. **10:00 A.M. - 242783 - LAND SOUTH OF LEADON WAY (A417) AND EAST OF DYMOCK ROAD (B4216), LEDBURY, HEREFORDSHIRE** 7 - 8

SITE VISIT: 10am**CASE OFFICER: Ollie Jones****WARD COUNCILLOR: Cllr Simmons****ADJOINING WARD COUNCILLORS: Cllr Harvey and Cllr Peberdy****Application Number - 242783****Site Address: Land South of Leadon Way (A417) and east of Dymock Road, Ledbury**

Proposal: A hybrid planning application comprising: An application for full planning permission for the erection of a Day Nursery (Use Class E (f)) and Foodstore (Use Class E (a)) including access, car parking landscaping and associated work; & an application for outline planning permission for the erection of a medical centre (Use Class E(e)), with access to be determined and all other matters reserved

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

PARKING AND MEET LOCATION**Leadon Valley Picnic Site (Car park).**Parking and meeting point is at **YELLOW STAR**Case officer will meet you at **Parking area** (Yellow Star) and walk over to do the site visits (red star)**Postcode** to properties opposite car park : HR8 2HS

This is the postcode for Belmont Farm and Equine (**opposite** the Car Park meeting point)

Googlemaps – <https://maps.app.goo.gl/e5UWrHHuEHacyd8o8>

What3words: <https://w3w.co/merely.waddled.bought>

Applemaps: <https://maps.apple/p/~JhoiAUVLs-5Jo>



Ward: **Ledbury South**

2. **10:40 A.M. - 191013 - LAND TO THE NORTH OF ASHPERTON VILLAGE HALL, ASHPERTON, HEREFORDSHIRE** 9 - 10

SITE VISIT 2: 10.40 am

CASE OFFICER: Ollie Jones

WARD COUNCILLOR: Cllr Lester

Application Number: 191013

Site Address: Land to the North of Ashperton Village Hall, Ashperton, Herefordshire

Proposal: Application for approval of reserved matters following Outline 152041(Proposed residential development of 10 dwellings (amendment to original application)) for the approval of Appearance, Landscaping and Scale.

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

PARKING AND MEET LOCATION

Meet and Park at Ashperton Village Hall. YELLOW STAR

Postcode: Ashperton Village Hall, **HR8 2RY**

Googlemaps: <https://maps.app.goo.gl/1Pk1aErV8kqk9f2T6>

What3words: <https://w3w.co/striving.merchant.spearing>

Applemaps: <https://maps.apple/p/c8lcxQZ97ES--Q>



Ward: Three Crosses

Yours sincerely,

A handwritten signature in black ink, appearing to be 'M Evans'.

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.

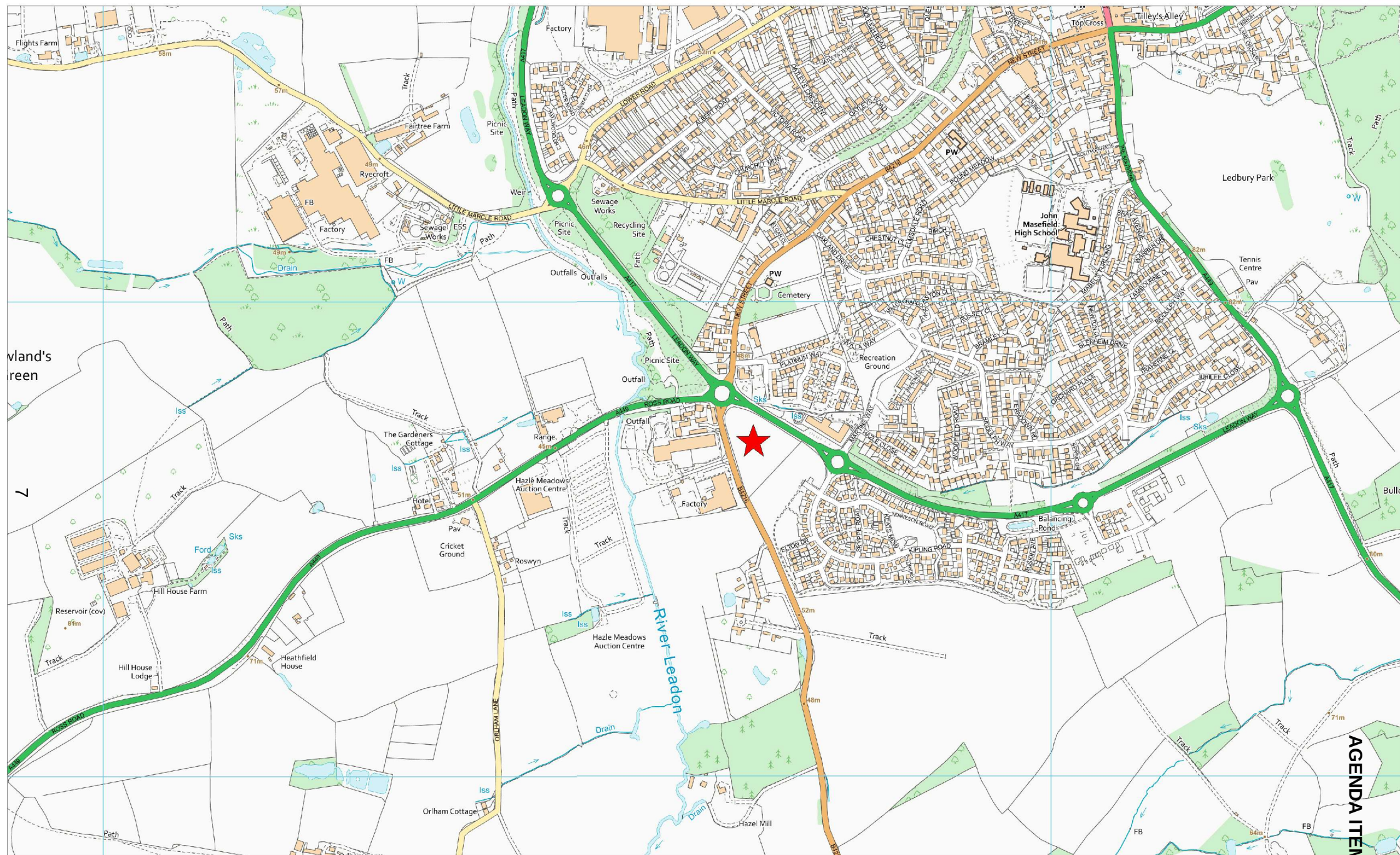
5.6.19 Conduct of visits

- (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**

Herefordshire Council Planning Services
PO Box 230
Hereford
HR1 2ZB

Tel: 01432 260000

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Application Number 242783

A hybrid planning application comprising: An application for full planning permission for the erection of a Day Nursery (Use Class E (f)) and Foodstore (Use Class E (a)) including access, car parking landscaping and associated work; & an application for outline planning permission for the erection of a medical centre (Use Class E(e)), with access to be determined and all other matters reserved.

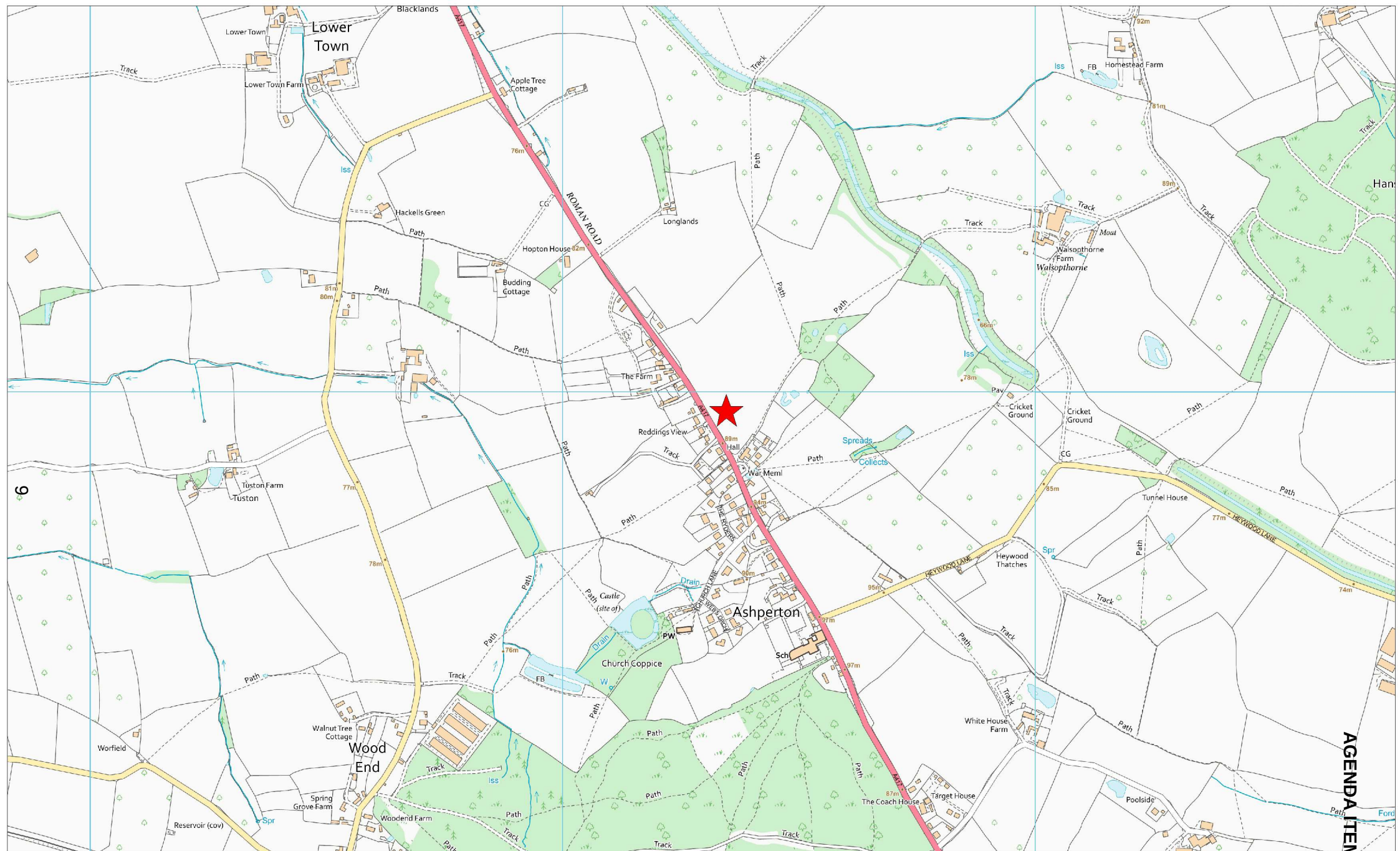
Land South of Leaden Way (A417) and East of Dymock Road (B4216), Ledbury. HR8 2JQ

Case Officer
Ollie Jones

Target Determination Date
30/5/2025

★ Application Site
Scale 1:10,000 @ A4

AGENDA ITEM 1



AGENDA ITEM 2



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

Application Number 191013
Application for approval of reserved matters following Outline 152041
(Proposed residential development of 10 dwellings (amendment to original application))
for the approval of Appearance, Landscaping and Scale
Land to the North of Ashperton Village Hall, Ashperton, Herefordshire. HR8 2RY

Case Officer
Ollie Jones

Target Determination Date
31/1/2024

★ Application Site
Scale 1:10,000 @ A4

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