

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

7 October 2025

Dear Councillor,

Site inspection(s) - Tuesday 14 October 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 14 October 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. - 242922 - LAND TO SOUTH OF RECTORY LANE, CRADLEY, HEREFORDSHIRE, WR13 5LH** 9 - 10

SITE VISIT: 10am
CASE OFFICER: Amber Morris
WARD COUNCILLOR: Cllr Tully

Application Number - 242922
Site Address: Land to South of Rectory Lane, Cradley, Herefordshire,
Proposal: Erection of 2 detached custom/self-build dwelling houses.
See Application at: [Planning Search – Herefordshire Council](#)

PARKING AND MEET LOCATION

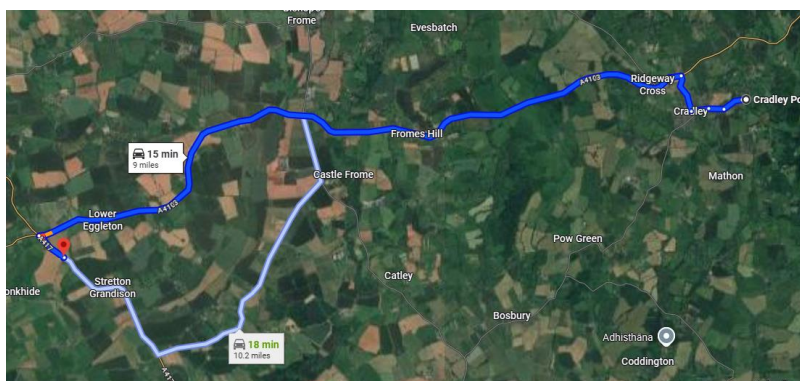
Parking and meeting point is at **YELLOW STAR**
Case officer will meet you at **Parking area** (Yellow Star) and walk over to do the site visits (red star)

Postcode to adjacent car park: **WR13 5LH (CRADLEY POST OFFICE)**

Googlemaps – <https://maps.app.goo.gl/T8g7NjHsygehgdDr8>
What3words: <https://w3w.co/breezes.reactions.magnetic>
Applemaps: <https://maps.apple/p/Co84W15GygFPGV>



15 minute drive to Site Visit 2 (A4103 then A417) -



Ward: **Bishops Frome and Cradley**

2. **10:45 A.M. - 223128 - BARNs AT MONKSBUrY COURT, MONKHIDE, VILLAGE ROAD, MONKHIDE, HR8 2TU**

11 - 12

SITE VISIT 2: 10.45am

CASE OFFICER: Tracey Meachen (Andrew Banks will be at site visit)

WARD COUNCILLOR: Cllr Lester

Application Number: 223128

Site Address: Barns at Monksbury Court Monkhide Village Road Monkhide

Proposal: Demolition of 2 no. agricultural buildings. Proposed 4 no. dwellinghouses with garages, landscaping and associated works.

See application at: [Planning Search – Herefordshire Council](https://www.herefordshire.gov.uk/planning-search)

PARKING AND MEET LOCATION

Access is from A417 (red arrow) . Meet at yellow star.

Postcode: HR8 2TT (adjacent property on the A417) access is 100m to the north west.

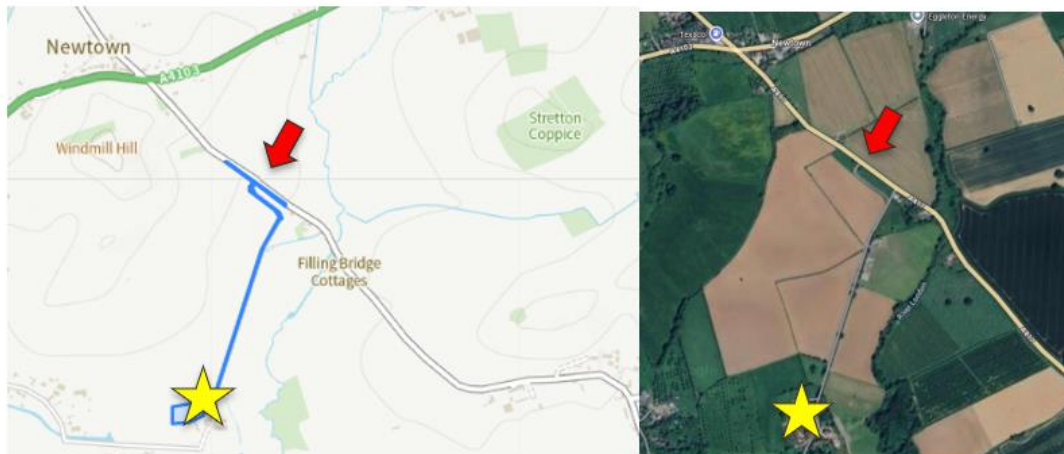
DO NOT USE APPLICATION POSTCODE – see directions below and access via

the A417.

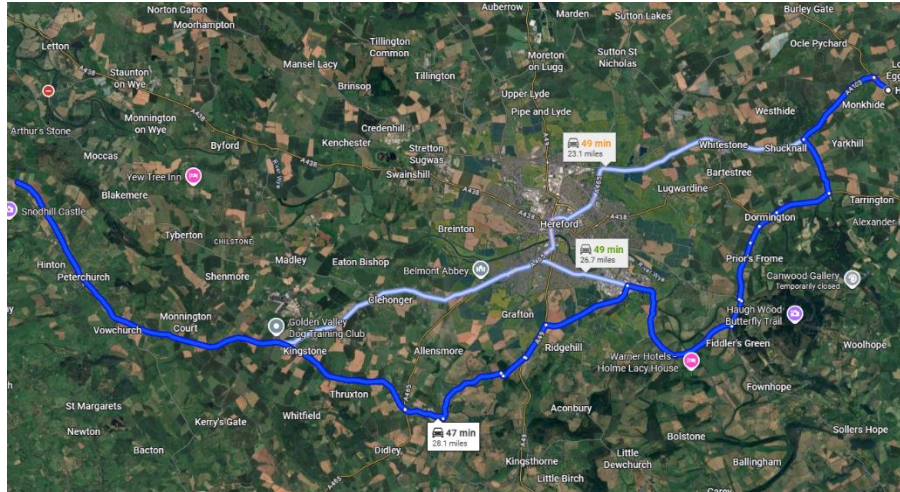
Googlemaps: <https://maps.app.goo.gl/mwF46oPCAdiL6SaKA>

What3words: <https://w3w.co/cracking.cushy.organist>

Applemaps: https://maps.apple/p/y_qijwhpLiTrfs



Approx 50 Minute drive to Site Visit 3



Ward: **Three Crosses**

3. **12:00 P.M. - 251363 - THE COTE, LOWER CROSSWAYS FARM, DORSTONE, HEREFORDSHIRE, HR3 6AT** 13 - 14

SITE VISIT 3: 12.pm

CASE OFFICER: Josh Bailey

WARD COUNCILLOR: Cllr P Price

Application Number: 251363

Site Address: The Cote, Lower Crossways Farm, Dorstone

Proposal: Proposed conversion and extension of field barn to a self-build dwelling and associated works (part retrospective)

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

PARKING AND MEET LOCATION

Access is from B4348. Meet at yellow star.

Postcode: HR3 6AT (adjacent property to east).

Googlemaps: <https://maps.app.goo.gl/4PsgMNHrWijMM4bA>

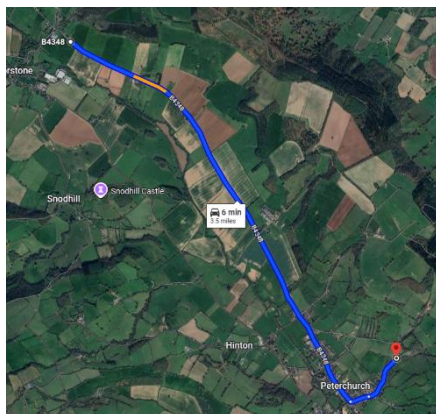
What3words: <https://w3w.co/shorthand.cups.trailers>

Applemaps: <https://maps.apple/p/fpWtFlfhQtKdCtX>



6 minute drive to Site 4

BUT – may need to car share from village as limited parking on site.



Ward: **Golden Valley North**

4. **12:30 P.M. - 243176 - LAND OFF WELLBROOK ROAD, PETERCHURCH, HEREFORDSHIRE**

15 - 16

SITE VISIT 4: 12.30pm

CASE OFFICER: Heloise Hardwick

WARD COUNCILLOR: Cllr P Price

Application Number: 243176

Site Address: Land Off Wellbrook Road, Peterchurch

Proposal: Erection of an agricultural building on agricultural land

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

PARKING AND MEET LOCATION

LIMITED PARKING on or near site. There is a layby to the south for a couple cars (few mins walk) and space for 2/3 on or near site.
Suggest arrange to stop and car share from village of Peterchurch

Access is from Wellbrook Lane (also known as Watery Lane).

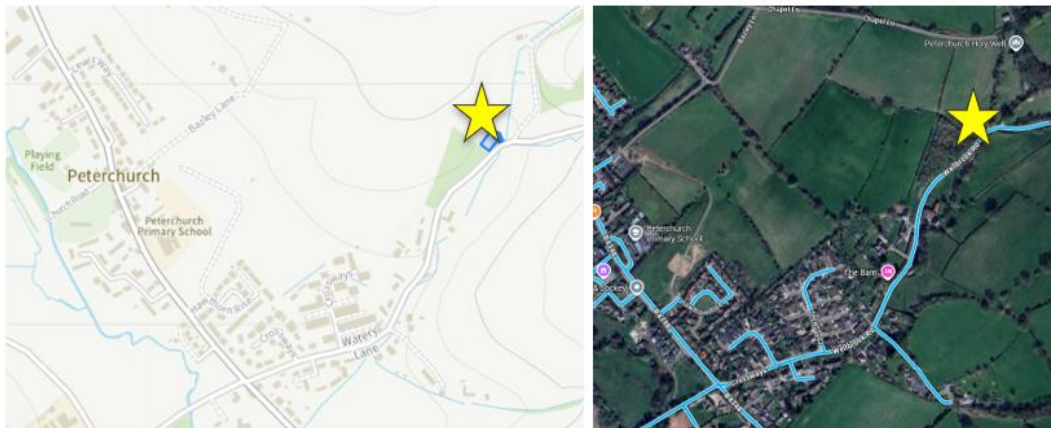
Postcode: HR2 0SS (adjacent properties).

Googlemaps: <https://maps.app.goo.gl/4DkRSRpUBiQQbJBAA>

What3words: <https://w3w.co/unwell.contemplate.rates>

Applemaps: <https://maps.apple/p/y7ourR3Lua7WcA>

Meet at Yellow Star



Ward: **Golden Valley North**

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.

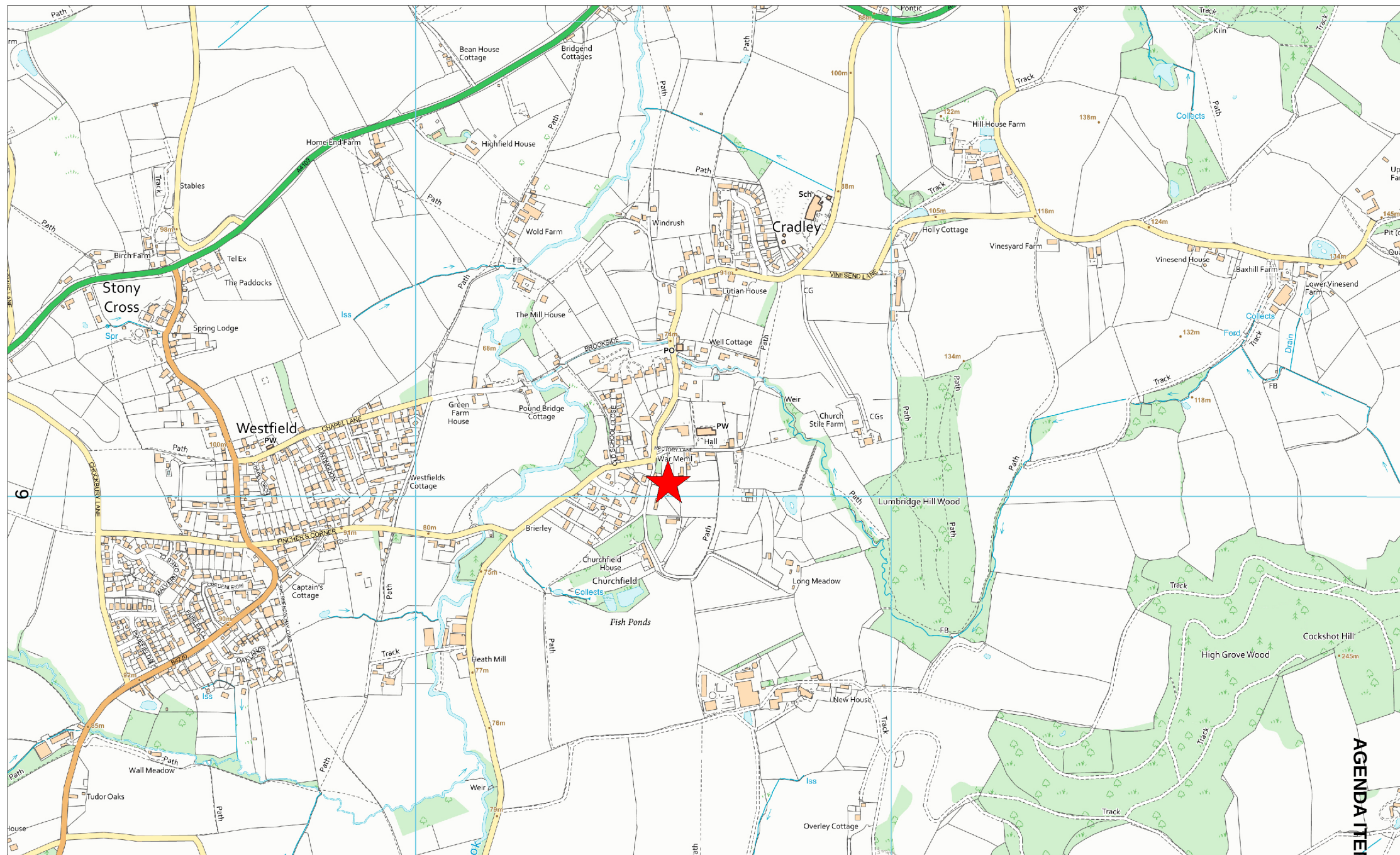
5.6.19 Conduct of visits

- (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

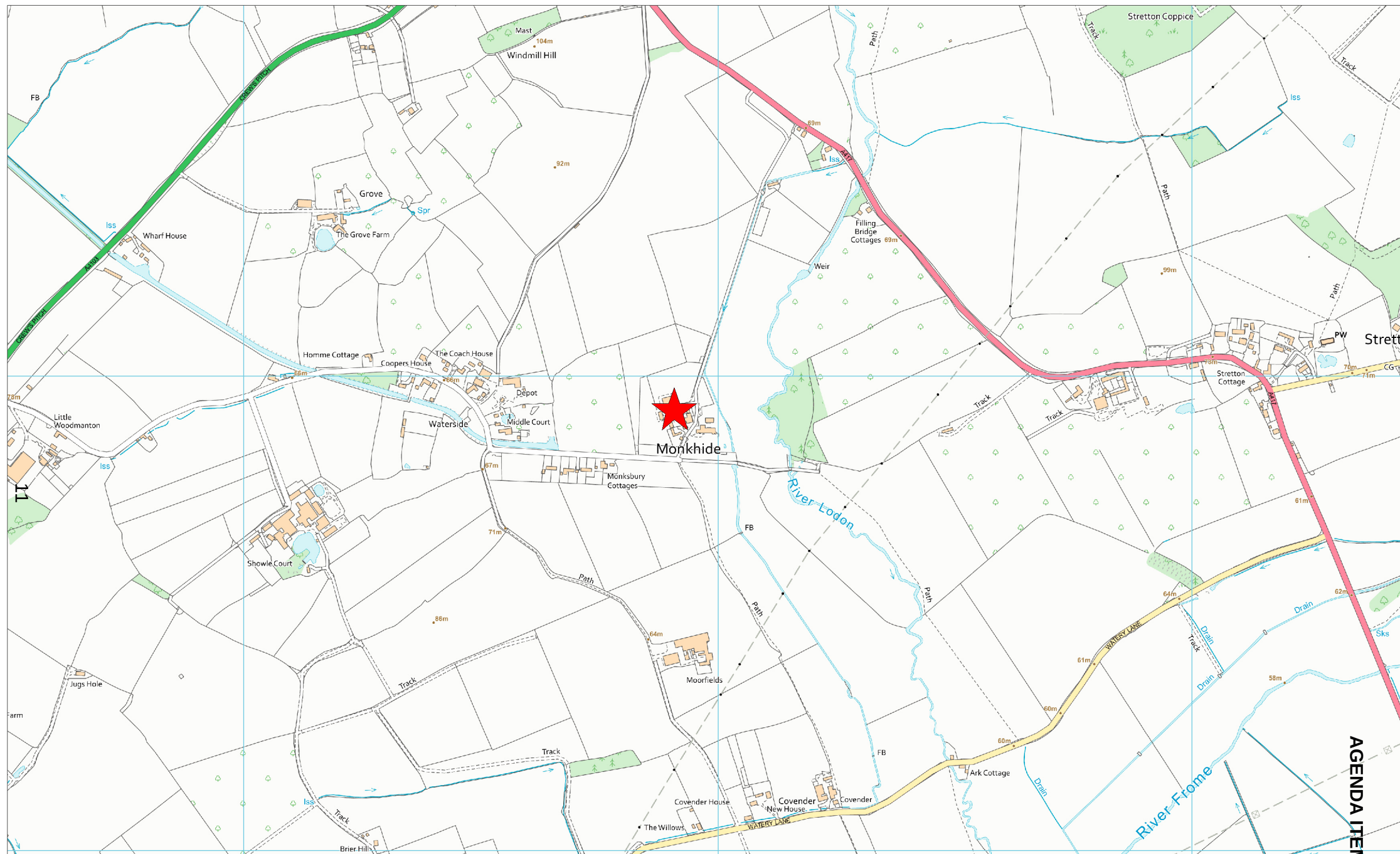
Application Number 242922

Erection of 2 detached custom/self-build dwelling houses.
Land to South of Rectory Lane, Cradley, Herefordshire, WR13 5LH

Case Officer
Amber Morris

Target Determination Date
12/2/2025

★ Application Site
Scale 1:10,000 @ A4



AGENDA ITEM 2



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

Application Number 223128
Demolition of 2 no. agricultural buildings. Proposed 4 no. dwellinghouses with garages, landscaping and associated works.
Barns at Monksbury Court, Monkhide Village Road, Monkhide, HR8 2TU

Case Officer
Tracey Meachen

Target Determination Date
17/10/2025

★ Application Site
Scale 1:10,000 @ A4

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AGENDA ITEM 3



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

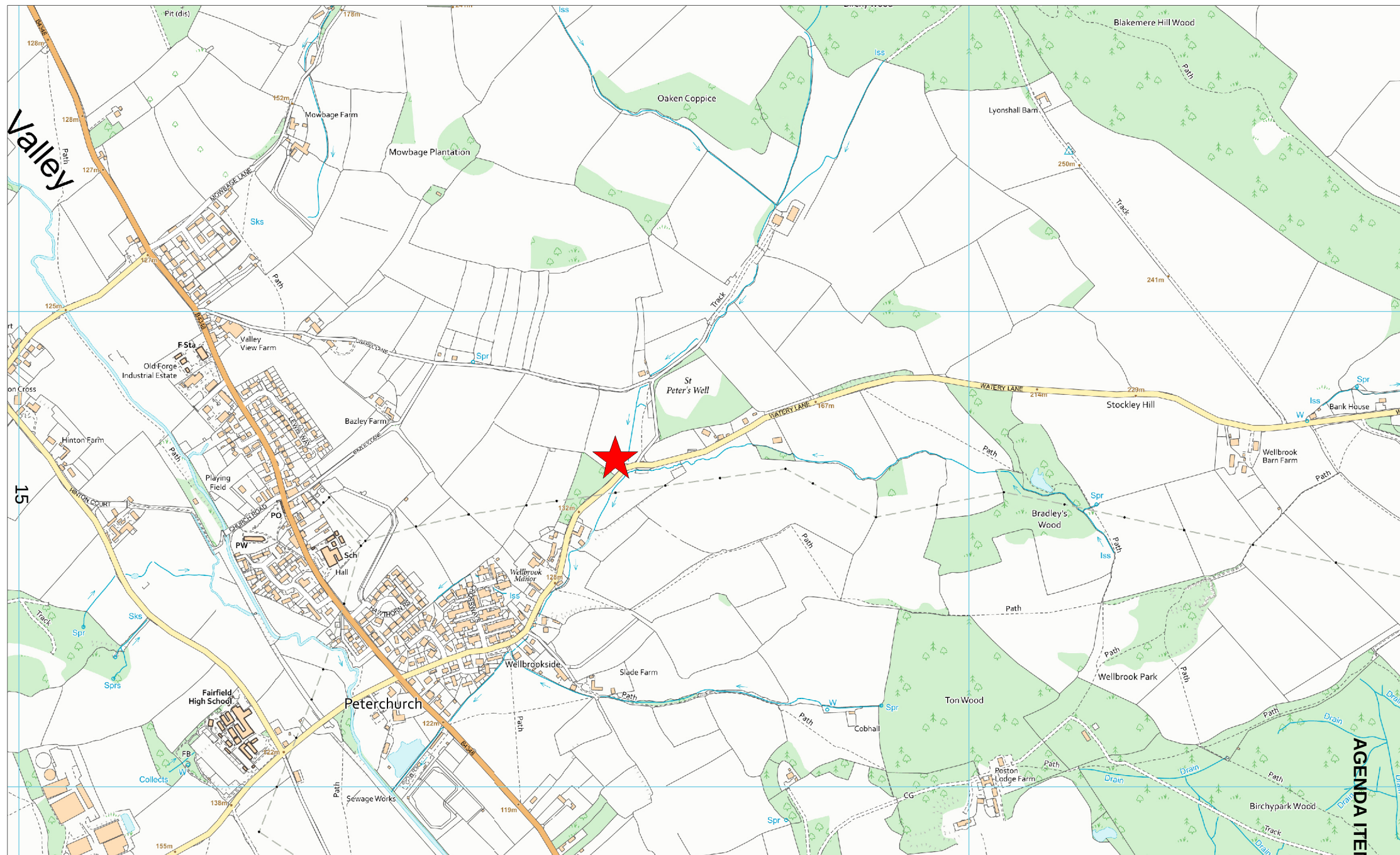
Application Number 251363
Proposed conversion and extension of field barn to a self-build dwelling and associated works (Part retrospective).
The Cote Lower Crossways Farm, Dorstone, Herefordshire, HR3 6AT

Case Officer
Josh Bailey

Target Determination Date
24/7/2025

★ Application Site
Scale 1:10,000 @ A4

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AGENDA ITEM 4



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

Application Number 243176
Erection of an agricultural building on agricultural land.
Land off Wellbrook Road, Peterchurch, Herefordshire,

Case Officer
Heloise Hardwick

Target Determination Date
25/9/2025

★ Application Site
Scale 1:10,000 @ A4

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