

**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 24 February 2026  
Please ask for: Matthew Evans  
Direct Line: (01432) 383690  
email: Matthew.Evans@herefordshire.gov.uk

18 February 2026

Dear Councillor,

**Site inspection(s) - Tuesday 24 February 2026**

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 24 February 2026**. 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. - 252698 - PONDEROSA, TWYFORD COMMON ROAD, RIDGEHILL, HEREFORD, HR2 8AE** 11 - 12

**SITE VISIT 1: 10am**  
**CASE OFFICER: Josh Bailey**  
**WARD COUNCILLOR: Cllr Davies**

**Application Number: 252698**  
**Site Address: Ponderosa, Twyford Common Road, Ridge Hill, Hereford, HR2 8AE**  
**Proposal:** Change of use of building to storage (Use Class B8) (retrospective)  
[Planning Application Details - Herefordshire Council](#)

**PARKING AND MEET LOCATION**

LIMITED PARKING ON/NEAR SITE (passing bays / verges on narrow road) - Please park considerately and carefully along the U71616 and car share if possible. (Could meet at a Council Car Park to south of city – such as Leisure Pool)

The case officer will meet members at the site entrance outside the application site. The site visit will largely be conducted from the site entrance but there will be an opportunity to enter the site so please bring appropriate footwear for this due to the topography of the site and members should feel comfortable walking up a short incline also.

Postcode to Application Site: HR2 8AE.

**Postcode:** HR2 8AE (this may take you past the site – please check before you leave)

**Googlemaps:** <https://maps.app.goo.gl/FxqjsF7wd3v2zPZ67>

**What3words:** <https://w3w.co/chase.shady.sage>



### Approx. 15 Minute Drive to Site 2



Ward: **Dinedor Hill**

2. **10:35 A.M. - 251696 - ST BARNABAS CHURCH, ST BARNABAS CLOSE, HEREFORD, HEREFORDSHIRE, HR1 1DT** 13 - 14

**SITE VISIT 2: 10.35am**

**CASE OFFICER: Heather Carlisle**

**WARD COUNCILLOR: Cllr Proctor and Cllr Cornthwaite (adjoining)**

**Application Number: 251696**

**Site Address: St Barnabus Church, St Barnabus Close, Hereford, HR1 1DT**

**Proposal:** Proposed demolition of existing Church. Erection of 52 Bed care facility on three floors with ancillary areas and parking

See application at: [Planning Application Details - Herefordshire Council](#)

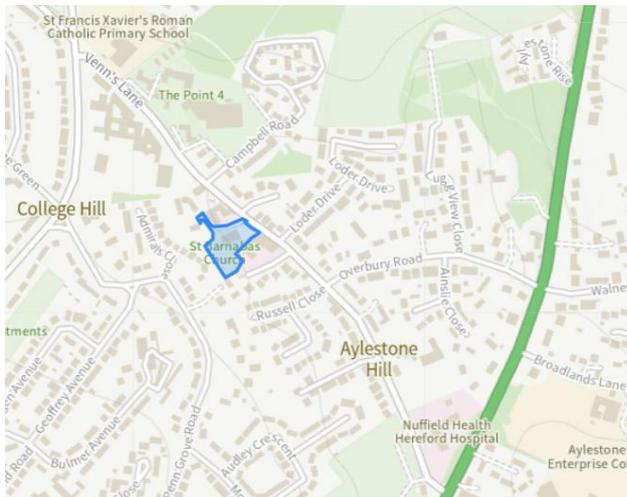
### **PARKING AND MEET LOCATION**

Use Car Park to rear of Church.

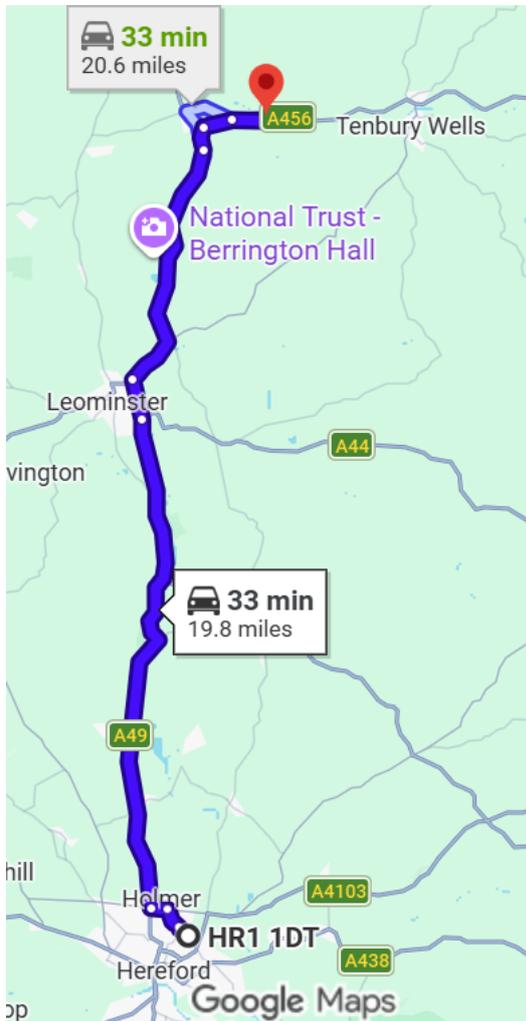
**Postcode: HR1 1DT**

**Google Maps:** <https://maps.app.goo.gl/kiMGvFYPwdk6BvPK6>

**What3words:** <https://w3w.co/salad.slidesCLOCKS>



**Approx. 35 mins drive to Site 3**



Ward: **College**

3. **11:30 A.M. - 252059 - TEMESIDE INN, LITTLE HEREFORD, LUDLOW, HEREFORDSHIRE, SY8 4AT** 15 - 16

**SITE VISIT 3: 11.30am**

**CASE OFFICER: Ollie Jones**

**WARD COUNCILLOR: Cllr J Stone**

**Application Number: 252059**

**Site Address: Temeside Inn, Little Hereford, Ludlow**

**Proposal:** Proposed change of use of public house to a single dwellinghouse with new porch, partial demolitions and associated external works

[Planning Application Details - Herefordshire Council](#)

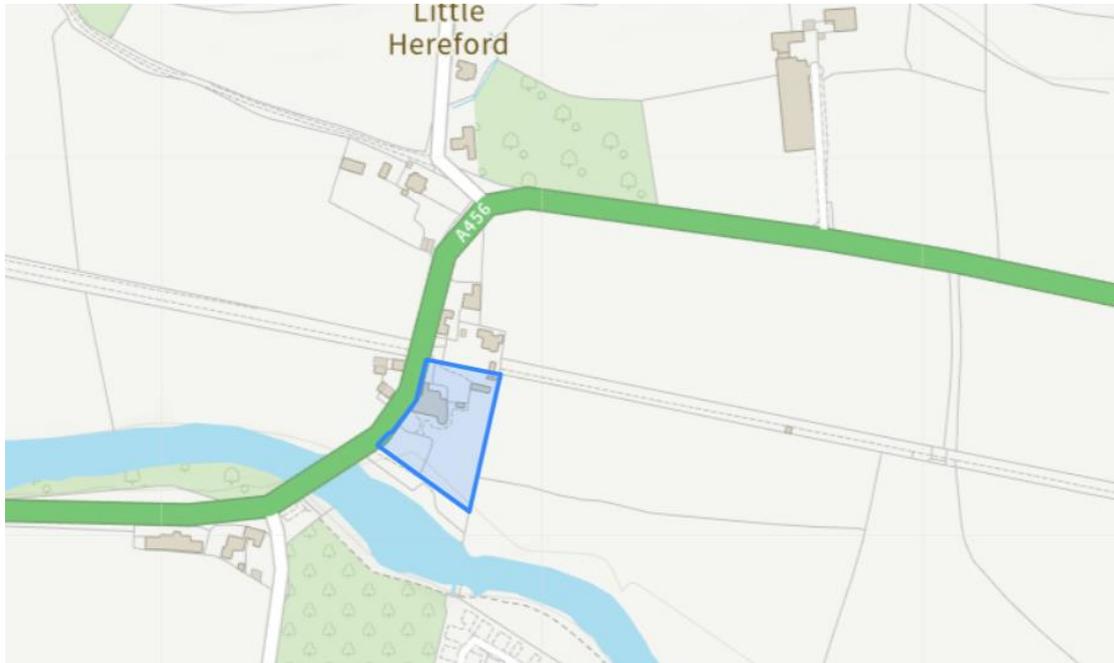
### **PARKING AND MEET LOCATION**

**Car Park to be opened on site.**

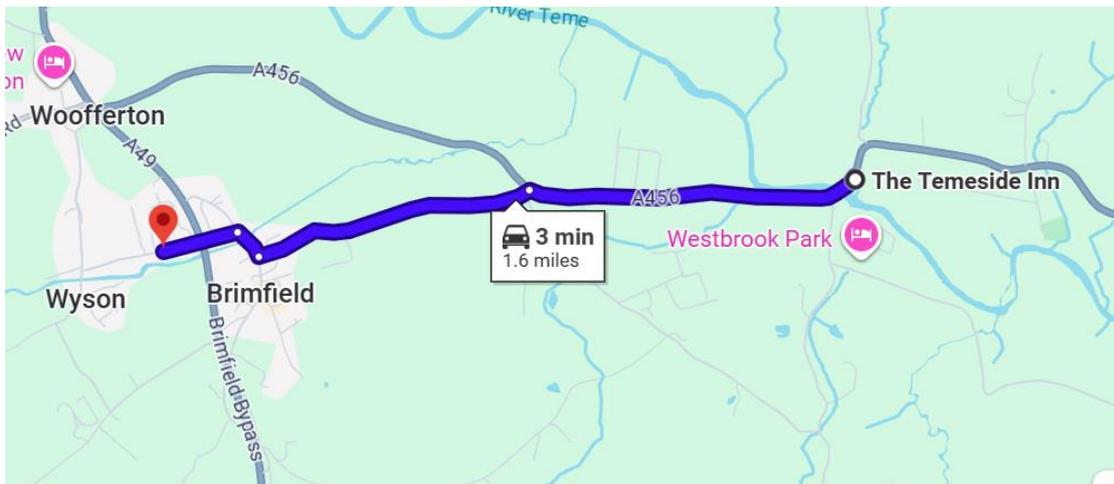
Postcode: SY8 4AT

Google Maps: <https://maps.app.goo.gl/zpstfzCyVT1oqTZYA>

What3words: <https://w3w.co/sympathy.typically.graph>



Approx. 3 mins drive to Site 4



Ward: **Leominster North and Rural**

4. 11:50 A.M. - 251998 - LAND AT REAR OF MORTIMER COURT, BRIMFIELD, HEREFORDSHIRE, SY8 4NQ 17 - 18

**SITE VISIT 4: 11.50am**  
**CASE OFFICER: Ollie Jones**  
**WARD COUNCILLOR: Cllr J Stone**

**Application Number: 251998**  
**Site Address: Land Rear of Mortimer Court, Brimfield , SY8 4NQ**  
**Proposal:** Proposed construction of seven houses and associated landscaping  
[Planning Application Details - Herefordshire Council](#)

### **PARKING AND MEET LOCATION**

**Please Park on Wyson Lane and meet at end of the driveway.**

**Postcode: SY8 4NQ**  
**Google Maps:** <https://maps.app.goo.gl/M7Qr6DXeeeP1chVu5>  
**What3words:** <https://w3w.co/cattle.sports.nosedive>



**Ward: Leominster North and Rural**

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.

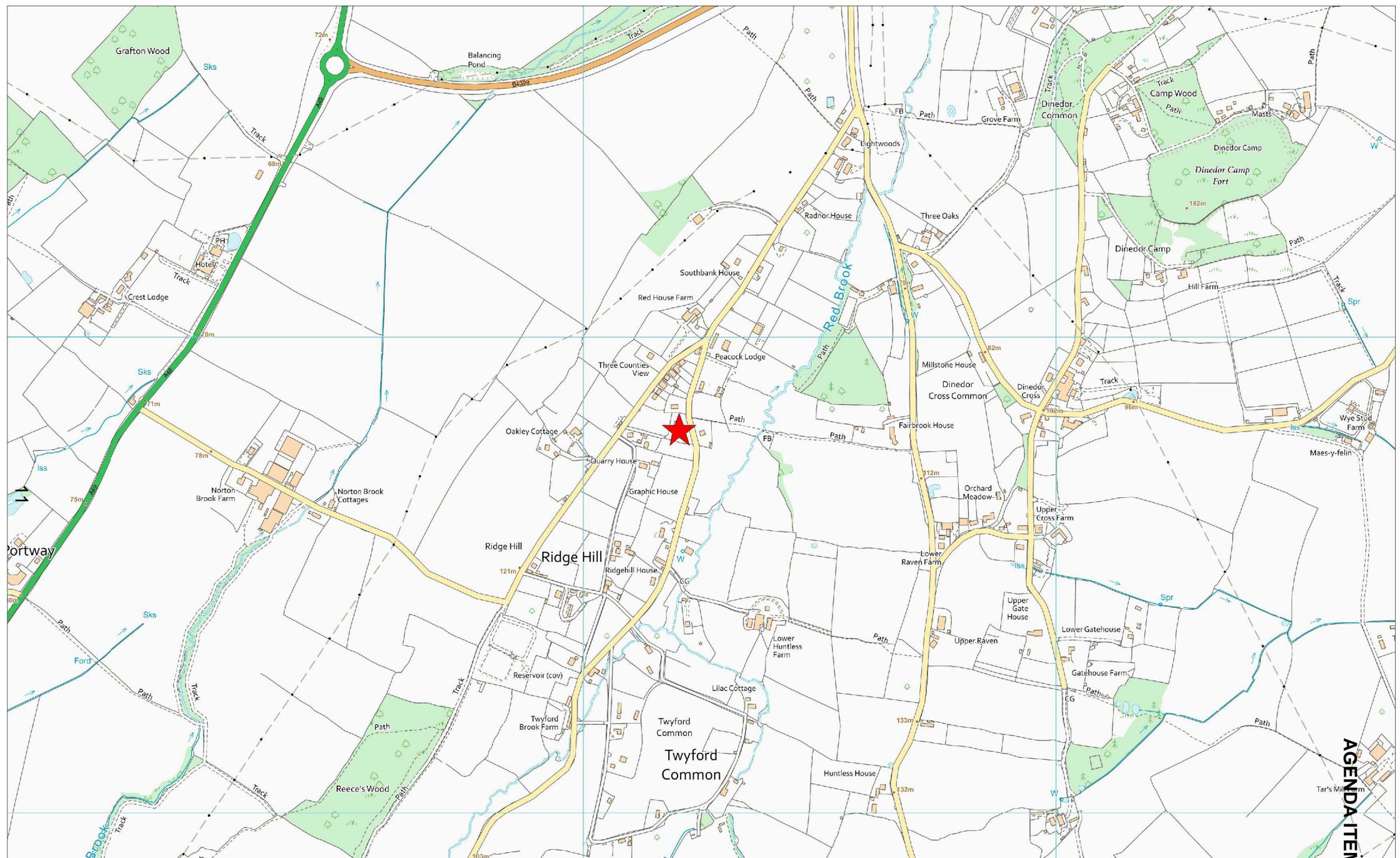
5.6.19 Conduct of visits

- (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



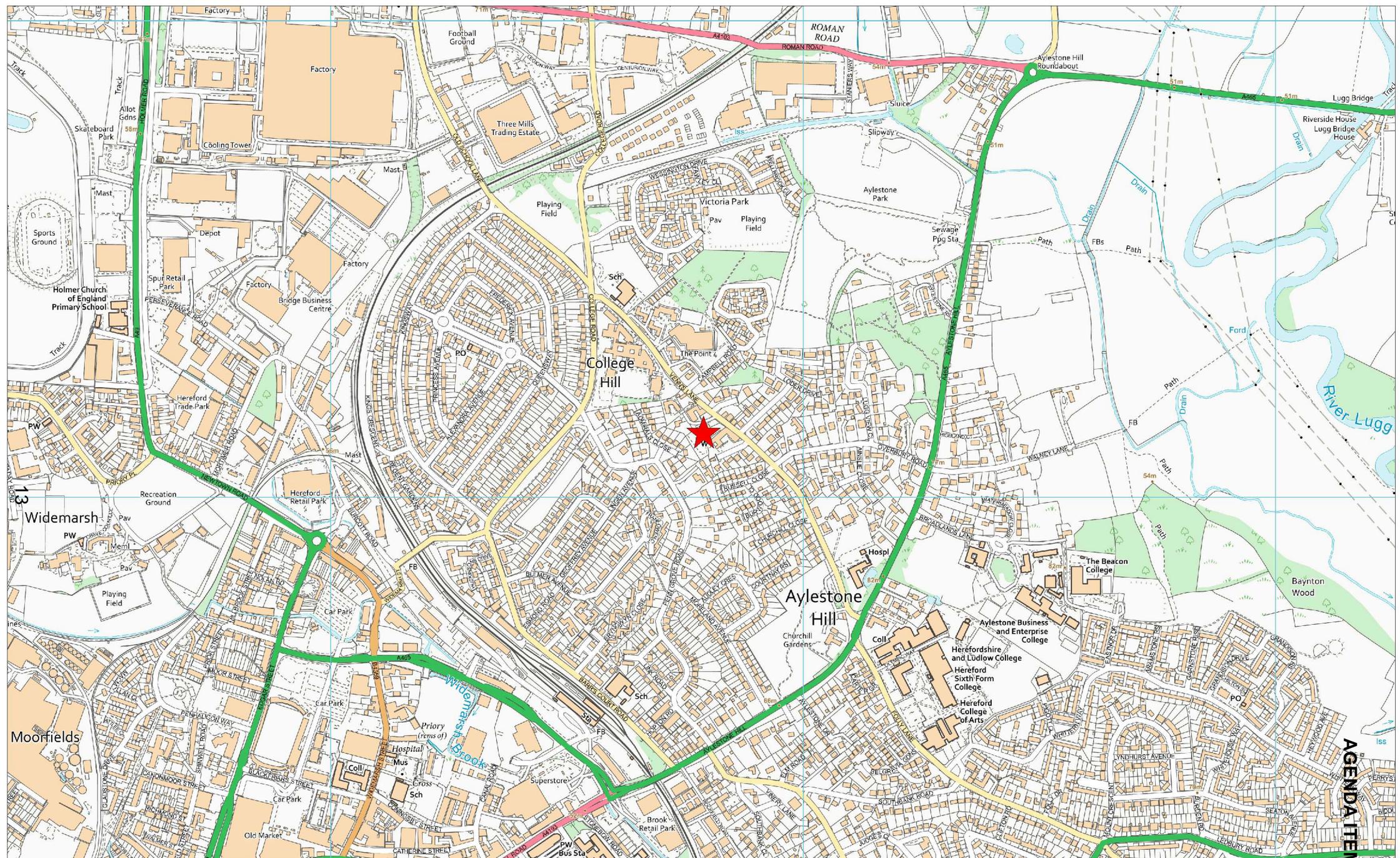
**Application Number 252698**  
 Change of use of building to storage (Use Class B8) (retrospective).  
 Ponderosa, Twyford Common Road, Ridgehill, Hereford. HR2 8AE

**Case Officer**  
 Josh Bailey  
  
**Target Determination Date**  
 Date 30/1/2026

★ **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 251696**  
 Proposed demolition of existing Church. Erection of 52 Bed care facility on three floors with ancillary areas and parking  
 St Barnabas Church, St Barnabas Close, Hereford, Herefordshire. HR1 1DT

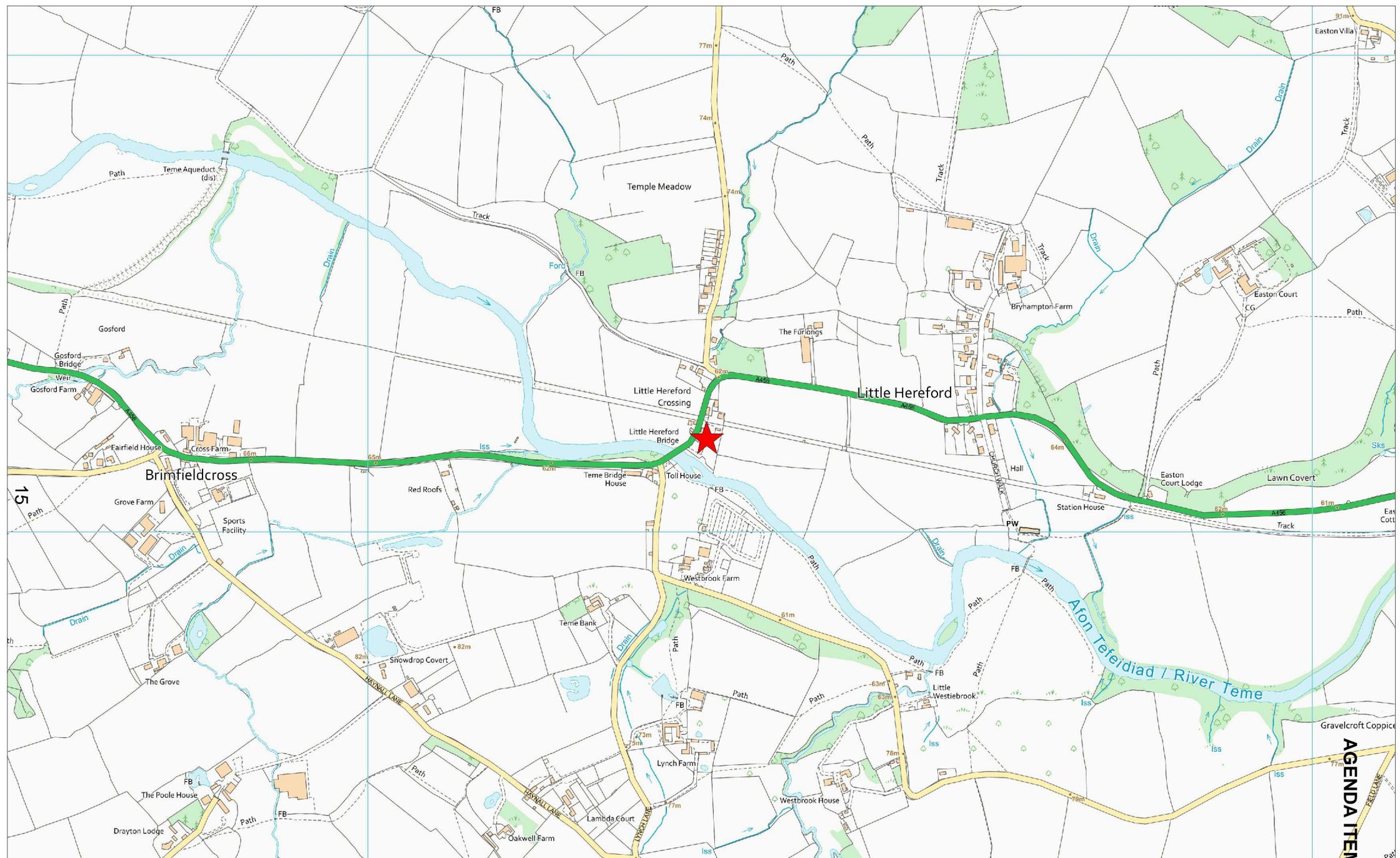
**Case Officer**  
 Heather Carlisle

**Target Determination Date**  
 Date 14/11/2025

**★ 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 252059

Proposed change of use of public house to a single dwellinghouse with new porch, partial demolitions and associated external works  
 Temeside Inn, Little Hereford, Ludlow, Herefordshire. SY8 4AT

Case Officer  
 Ollie Jones

Target Determination Date  
 Date 10/09/2025

★ 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 251998**  
**Proposed construction of seven houses and associated landscaping**  
**Land at rear of Mortimer Court, Brimfield, Herefordshire. SY8 4NQ**

**Case Officer**  
 Ollie Jones

**Target Determination Date**  
 Date 10/09/2025

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

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