

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-Thursday 3 July 2025
Please ask for: Matthew Evans
Direct Line: (01432) 383690
email: Matthew.Evans@herefordshire.gov.uk

26 June 2025

Dear Councillor,

Site inspection(s) - Thursday 3 July 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 **Thursday 3 July 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. - 240468 - LAND SOUTH EAST OF GREYHOUND CLOSE, LONGTOWN, HEREFORD, HEREFORDSHIRE** 7 - 8

Site Visit 1: 10.00am
Case Officer: Joshua Bailey
Ward Councillor: Cllr Engel

240468

Site Address: Land south-east of Greyhound Close, Longtown. **HR2 0LD**
Proposal: Proposed residential development of 8 no. dwellings with associated access, parking and landscaping.

Please DO NOT park in Greyhound Close, there is parking available on street opposite the site entrance to Greyhound Close or at village hall (HR2 0LE). The site visit will largely be conducted from the field entrance off Greyhound Close but there will be an opportunity to enter the field so please bring appropriate footwear for this.

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

Site Map:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_applications/search/details/map?id=240468

Googlemaps – pin drop.

[51°57'08.6"N 2°59'04.1"W - Google Maps](#)

What3words: point.chains.repeat
<https://what3words.com/point.chains.repeat>

Applemaps – Pin Drop
[Greyhound Close in Hereford, England - Apple Maps](#)

Ward: **Golden Valley South**

2. 11:15 A.M. - 243045 - LAND OFF CLUBTAIL DRIVE, HOLMER, HEREFORD 9 - 10

Site Visit 2: 11.15am
Case Officer: Adam Lewis
Ward Councillor: Cllr Cornthwaite

243045

Site Address: Land off Clubtail Drive, Holmer, Hereford, **HR4 9FN**

Proposal: Proposed erection of 31 no. key worker dwellings, including access from Clubtail Drive with associated infrastructure and landscaping.

Vehicular access to the site can be gained off the main spine road through Holmer Point via Clubtail Drive. After entering Clubtail Drive, take the first left and you will pass through a set of gates which leads to the site. Parking is available on the yard at the end of the drive, as per the aerial image below



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

Site Map:

[Planning Search – Herefordshire Council](#)

Googlemaps : pin drop
[Clubtail Dr - Google Maps](#)

What3words: reply.unions.flank
<https://what3words.com/reply.unions.flank>

Applemaps: Pin Drop
[Clubtail Drive in Hereford, England - Apple Maps](#)

Ward: **Holmer**

3. **12:00 NOON - 241510 - LAND AT STOKE EDITH, HEREFORD, HEREFORDSHIRE** 11 - 12

Site Visit 3: 12.00pm
Case Officer: Rebecca Jenman
Ward Councillor: Cllr Lester (Cllr Biggs & Cllr Powell adjoining)

241510

Site Address: Land at Stoke Edith, Hereford, Herefordshire **HR1 4HG – nearest commercial premises at Glebe Farm Industrial Estate**

Proposal: Proposed installation and operation of a renewable energy generation station comprising ground-mounted photovoltaic, inverter/transformer units, control room, substations, onsite grid connection equipment, site access, access gates, internal access tracks, security measures and other ancillary infrastructure

From Site Visit 2 please proceed along the A4103 Worcester Road through Withington/Whitestone and Shucknall. Take the second right turn from Shucknall (the first past the road sign marked Yarkhill). The case officer will meet you at the site entrance just past the bridge over the railway line approx. 1 mile from the junction with the A4103. Parking will be arranged off road subject to access being agreed with the applicant, but otherwise please park carefully on the side of the road. Please wear footwear appropriate for a short walk across the fields. Part of the visit will also involve viewing the site from the highway, so some high viz vests will be supplied but if you have one, please bring it with you.

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

Site Map:
https://www.herefordshire.gov.uk/info/200142/planning_services/planning_applications_search/details/map?id=241510

Googlemaps (Pin Drop)
[Stoke Edith - Google Maps](#)

What3words: expectant.among.fittingly
<https://what3words.com/expectant.among.fittingly>

Applemaps (Pin Drop)
[Search - Apple Maps](#)

Ward: **Three Crosses**

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Matthew Evans', with a stylized, cursive script.

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.

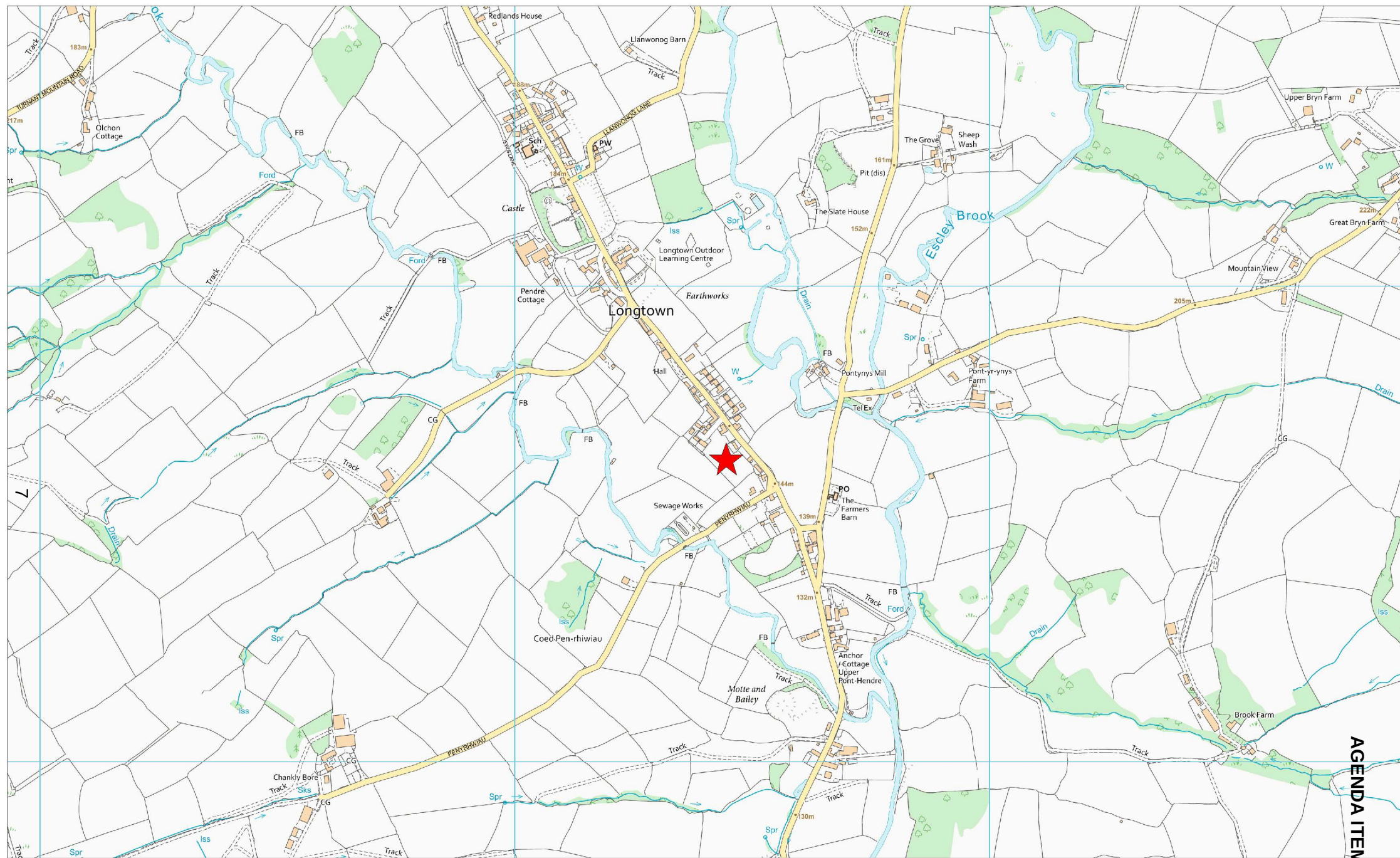
5.6.19 Conduct of visits

- (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

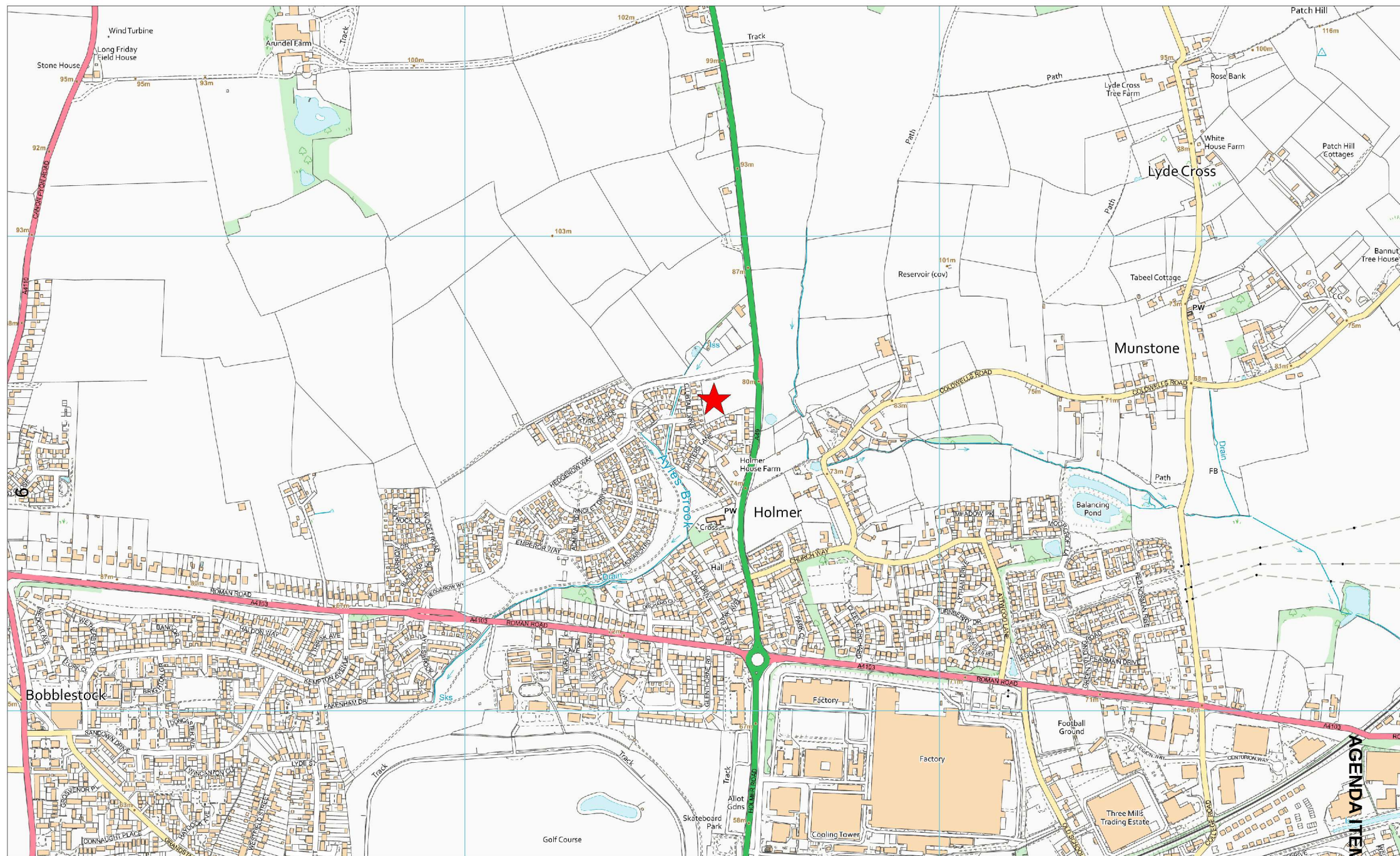
Application Number 240468
Proposed residential development of 8 no. dwellings with associated access, parking and landscaping.
Land South East of Greyhound Close, Longtown, Hereford, Herefordshire. HR2 0NB

Case Officer
Josh Bailey

Target Determination Date
5/7/2024

★ Application Site
Scale 1:10,000 @ A4

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AGENDA ITEM 2



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

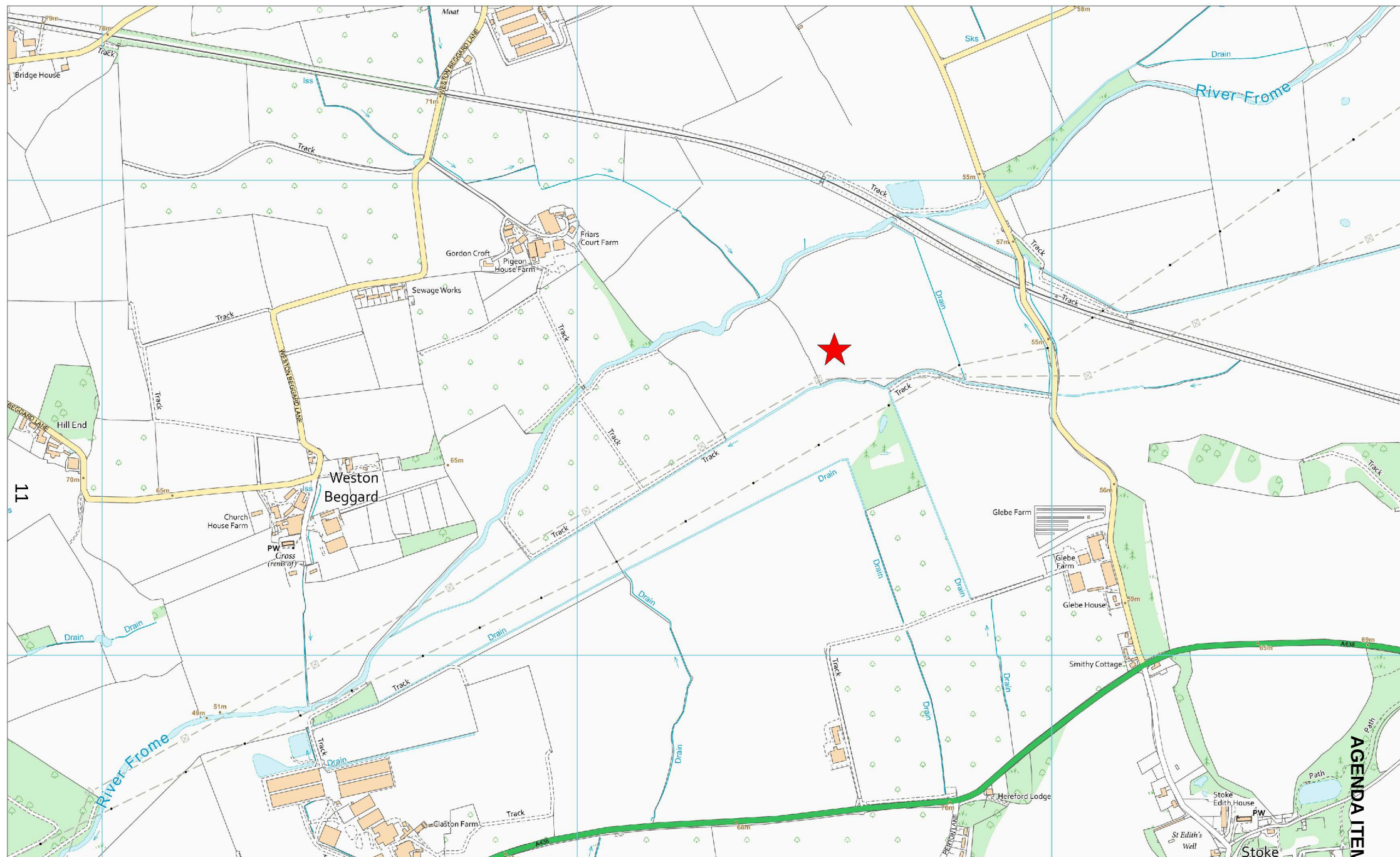
Application Number 243045
Proposed erection of 31 no. key worker dwellings, including access from Clubtail Drive with associated infrastructure and landscaping.
Land off Clubtail Drive, Holmer, Hereford. HR4 9FN

Case Officer
Adam Lewis

Target Determination Date
4/7/2025

★ Application Site
Scale 1:10,000 @ A4

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**Herefordshire
Council**

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Hereford
HR1 2ZB

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Application Number 241510

Proposed installation and operation of a renewable energy generation station comprising ground-mounted photovoltaic, inverter/transformer units, control room, substations, onsite grid connection equipment, site access, access gates, internal access tracks, security measures and other ancillary infrastructure.

Land at Stoke Edith, Hereford, Herefordshire. HR1 4HG

Case Officer
Rebecca Jenman

Target Determination Date
2/4/2025

★ Application Site

Scale 1:10,000 @ A4

AGENDA ITEM 3

