

**Minutes of the meeting of Planning and Regulatory Committee held at Conference Room 1 - Herefordshire Council, Plough Lane Offices, Hereford, HR4 0LE on Wednesday 25 February 2026 at 10.00 am**

**Present:** Councillor Terry James (chairperson)  
Councillor Clare Davies (vice-chairperson)

**Councillors:** Polly Andrews, Bruce Baker, Jacqui Carwardine, Simeon Cole, Dave Davies, Matthew Engel, Catherine Gennard, Peter Hamblin, Stef Simmons, John Stone, Charlotte Taylor, Richard Thomas and Mark Woodall

**In attendance:** Councillors Cornthwaite and Proctor

**Officers:** Senior Solicitor Planning and Highways, Development Manager Majors Team and Team Leader Area Engineer

**61. APOLOGIES FOR ABSENCE**

There were no apologies for absence.

**62. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**63. MINUTES**

**RESOLVED:** That the minutes of the meeting held 14 January be approved.

**64. 252698 - PONDEROSA, TWYFORD COMMON ROAD, RIDGEHILL, HEREFORD, HR2 8AE**

*Councillor Dave Davis acted as the local ward member for the application below*

The senior planning officer provided a presentation on the application and the updates/representations received following the publication of the agenda.

In accordance with the criteria for public speaking Mr Whurr, local resident, spoke in objection to the application.

In accordance with the council's constitution the local ward member spoke on the application. In summary, he explained that the application site was located in a sensitive landscape. Concerns had been raised over the change of use for an old stable block. An initial application had been rejected 30 years previously; images of the site from 2009 and 2012 showed collapsed buildings and significant undergrowth and greenery. More recent pictures of the site, from 2024, show work that had been undertaken to the buildings and clearance of vegetation on the site. The application site was located in the river Wye SAC and was not felt to be suitable as a location for storage of building goods and materials. No tyre marks were discernible on the access to the site which brought

into question its use as a storage site for building materials. There were concerns within the local community of the impact of noise generated from the site and the use of the toilet in the stables discharging effluence during times of heavy rainfall. There was concern that this application was a precursor to building a house and a holiday let on the land. The application did not enhance biodiversity or geodiversity as required by the core strategy. There were more suitable locations for builders storage within Hereford.

The committee debated the application. There was sympathy with local residents regarding the potential uses of the site in the future however the committee acknowledged it was constrained in considering the application before it which was for a change of use of building to storage (class B8). It was noted that any proposal to build a domestic dwelling on the site would be subject to a further planning application and permission. There was concern regarding the steep access to the site and the potential requirement for hard standing to facilitate the access of lorries and trade vehicles to the storage building. It was considered that in the event of a hard standing access to the site a condition would be required to protect the root system of trees on the site.

The Development Manager and the Highways Advisor provided the following clarification:

- an additional condition could be added to the permission for any changes to the access to be submitted and agreed in writing. Account could then be taken at that stage of the protection of the root system for nearby trees;
- it was confirmed that a section 184 licence would be required if there were changes to the access to the site. The requirement for this licence could be added to the permission as an informative.

The local ward member was given the opportunity to close the debate.

Councillor Bruce Baker proposed and Councillor Stef Simmons seconded a motion that the application be approved with the addition of a condition to require any changes to the access to be agreed in writing and an informative to detail the requirement of a section 184 licence to permit changes to the access.

The motion was put to the vote and was carried by a simple majority.

**Resolved – that planning permission be granted subject to the following conditions, the addition of a condition to require any changes to the access to be agreed in writing, an informative to detail the requirement of a section 184 licence to permit changes to the access and any other further conditions considered necessary by officers named in the scheme of delegation:**

**1. C06 – Development in accordance with approved plans**

**The development shall be carried out strictly in accordance with the approved plans, except where otherwise stipulated by conditions attached to this permission.**

**Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development and to comply with Policies SD1, E1, RA6 and MT1 of the Herefordshire Local Plan – Core Strategy, Policy LB2 of the Lower Bullingham Neighbourhood Development Plan and the National Planning Policy Framework.**

**2. C52 (Hours of use, vehicle movements and deliveries)**

**No staff shall be on site and no deliveries shall be taken at or despatched from the site in relation to the approved use outside of the following times:**

**07:30 to 17:30 Mondays to Fridays;  
07:30 to 14:00 Saturdays**

- Reason: To ensure adequate measures are in place to control noise and mitigate for the potential effects on neighbouring residential amenity, in accordance with policies E1, RA6 and SD1 of the Herefordshire Local Plan Core Strategy, policy LB2 of the Lower Bullingham Neighbourhood Development Plan and the National Planning Policy Framework.**
- 3.**

**CNS (Noise Management Plan)**

**By 30<sup>th</sup> April 2026, a detailed Noise Management Plan (NMP) shall be submitted to and approved in writing by the Local Planning Authority. The NMP shall provide a comprehensive overview of how the use will be operated to ensure that any potential for adverse neighbouring amenity impact through noise is minimised.**

**The NMP shall be broken down into and address the following subheadings:**

- **statement of intent**
- **a brief summary of the premises / site / activities**
- **a location / site plan**
- **an inventory of all potential noise sources**
- **details of noise controls and limits**
- **site noise monitoring and / or evaluation**
- **mechanism for responding to complaints (including actions to be undertaken and recorded)**
- **management command, communication, and contact details**
- **periodic NMP review**

**The approved NMP shall be implemented and thereafter remain in place for the lifetime of the development.**

**Reason: To ensure adequate measures are in place to control noise and mitigate for the potential effects on neighbouring residential amenity, in accordance with policies E1, RA6 and SD1 of the Herefordshire Local Plan Core Strategy, policy LB2 of the Lower Bullingham Neighbourhood Development Plan and the National Planning Policy Framework.**

- 4. C57 (Restriction on use) – Storage (B8)**

**The use hereby approved shall be solely used for storage of construction machinery, tools and building materials and for no other use, including any other use within Use Class B8, as defined by the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification. Any other use shall not take place without the prior written consent of the Local Planning Authority.**

**Reason: To secure the specific nature of use applied for in respect of the defined planning unit and to control the nature of the uses in the interests of securing compliance with policies RA6, SD1 and MT1 of the Herefordshire Local Plan Core Strategy; Policy LB2 of the Lower Bullingham Neighbourhood Development Plan and the National Planning Policy Framework.**

- 5. CNS (HRA – PTP and Soakaways)**

Unless otherwise approved in writing by the planning authority all foul water flows from the development permitted under this permission shall discharge to a package treatment plant; and all surface water managed by on-site Sustainable Drainage System or soakaways. The foul and surface water management shall hereafter be managed and maintained as approved.

Reason: In order to ensure there are no effects on the River Lugg (Wye) SAC (SSSI) and comply with The Conservation of Habitats and Species Regulations 2017, as amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019' (the 'Habitats Regulations'), National Planning Policy Framework, NERC Act (2006) and Herefordshire Local Plan - Core Strategy policies SS1, SS6, LD2, SD3 and SD4.

#### **CNS (Approval of External Lighting)**

6. Details of any external lighting proposed to illuminate the development shall be submitted to and approved in writing by the Local Planning Authority prior to its installation on site. Development shall be carried out in accordance with the approved details.

Reason: To protect the amenities of nearby properties so as to comply with policies SD1, LB2 and RA6 of Herefordshire Local Plan Core Strategy, policy LB2 of the Lower Bullingham Neighbourhood Development Plan and the National Planning Policy Framework.

#### **CNS (Retention of Trees)**

7. No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during the construction phase and thereafter for 10 years from the date of occupation of the development for its permitted use, other than in accordance with the plans and particulars approved pursuant to this permission.

Reason: To safeguard the character and amenity of the area and to ensure that the development conforms with Policies LD1 and LD3 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

#### **CNS (No outside storage)**

8. No goods, plant, materials or machinery associated with the approved use of the building shall be deposited or stored outside the building or land within the application red line boundary at any time.

Reason: To protect the character and appearance of the locality, to safeguard residential amenity and to comply with Policies RA6, LD1 and SD1 of the Herefordshire Local Plan – Core Strategy, Policy LB2 of the Lower Bullingham Neighbourhood Development Plan and the National Planning Policy Framework.

#### **INFORMATIVES:**

1. IP2 – Application Approved Following Revisions
2. Any applicant wishing to carry out works in the highway should see the various guidance on Herefordshire Council's website:  
[www.herefordshire.gov.uk/directory\\_record/1992/street\\_works\\_licence](http://www.herefordshire.gov.uk/directory_record/1992/street_works_licence)  
<https://www.herefordshire.gov.uk/info/200196/roads/707/highways>
3. I33 – Ecology (General)

*Councillor Dave Davis resumed his seat on the committee*

**65. 251696 - ST BARNABAS CHURCH, ST BARNABAS CLOSE, HEREFORD, HEREFORDSHIRE, HR1 1DT**

The principal planning officer provided a presentation on the application and the updates/representations received following the publication of the agenda.

In accordance with the criteria for public speaking Mr Phelps and Mr Wood, local residents, spoke in objection to the application Mr Patient, the applicant, spoke in support.

In accordance with the council's constitution the local ward member spoke on the application. In summary, he explained that the proposed care home was in a residential area and adjacent to two other care homes. It was recognised that the community space contained at the church was the only such facility in the electoral division of College and was a sad loss to local residents. There was a limited number of community buildings within the north of the city. However, it was also recognised that there was a need for high quality care facilities locally. Therefore a balance had to be struck between the need for care facilities and the potential loss of community facilities. It was noted that the rear of the site declined towards Admiral Close and the proposed building represented a significant change to the character of the site. The design represented a mix of materials, ridge heights and outlooks. In the absence of a predominant local vernacular the design was not considered out of keeping and the building would be unobtrusive when viewed from Venns lane. However, the building would overlook residential properties within Admiral Close and whilst it was recognised the windows had been removed to the rear of the building to mitigate overlooking and loss of privacy it was queried whether this was sufficient to address concerns regarding residential amenity. Further, there were concerns regarding the impact of lighting from the site on neighbouring properties, the substantial nature of the building proposed and the impact on the landscape and the view of the area from the city.

In accordance with the council's constitution, the adjacent ward member spoke on the application. In summary, he explained that the church represented a valuable community asset and an example of important local heritage. It was important to act responsibly in respect of the existing church and any decision to demolish was felt to be premature. A community consultation conducted by the diocese was raised in which the overwhelming majority of local residents had asked for the church to remain in use. A requirement in the NPPF that the loss of a community facility must be justified was undermined by the overwhelming support for the retention of the church within the local community. There was demand for facilities and space for local groups from the local community. A Bill, currently passing through parliament, was raised which was of relevance to the current decision to be considered by the committee; the bill concerned the protection of community facilities. The bat survey attached to the application was felt to be invalid as it had been undertaken at a time when bats were hibernating. Photographic evidence had been submitted by local residents which demonstrated the presence of bats on the site. There had been inadequate assessment of the heritage value of the site which was a requirement of the NPPF. The existing church offered a viable space for community use and the local community had expressed an ongoing interest in utilising the site. Any decision to demolish the church will be irreversible and the deferral or refusal of the application was urged to allow for proper ecological surveys, heritage assessments and further examination of alternative facilities for use by local community groups.

The committee debated the application, the following principal points were raised:

- There was concern regarding the process to secure certificate B relating to private land contained in the application. Before any further work on the application was undertaken clarification was required regarding the status of this certificate;
- The scale of the building proposed, the massing on site and the proximity to nearby residential properties in Admirals Close was felt to represent an unacceptable and adverse impact on the landscape and residential amenity. The application was therefore contrary to core strategy policies SD1 and LD1;
- the application was in conflict with core strategy policy SC1, there was an absence of local community facilities locally and the building was still viable as a facility for the use of community groups.

The local ward member was given the opportunity to close the debate. In summary, he explained that the committee had engaged with the issues and whilst it was recognised there was a need for care facilities there was also the need for community facilities in the city.

The adjoining ward member was given the opportunity to close the debate. In summary, he explained the community use of the space had ended in April 2024 however there was local demand for community space.

Councillor Stef Simmons proposed and Councillor Catherine Gennard seconded a motion that the application be refused for the following reasons:

- The scale, massing and the proximity of the building to local residential dwellings represented an adverse impact on residential amenity and the landscape and was contrary to core strategy policies SD1 and LD1;
- The loss of community facilities was contrary to core strategy policy SC; there was an absence of alternative local community facilities and the building was felt to be viable as a space for local community groups; and
- Clarification was required regarding the status of certificate B in relation to private land contained in the application.

The motion was put to the vote and was carried by a simple majority.

**RESOLVED – that the application be refused for the following reasons:**

- **The scale, massing and the proximity of the building to local residential dwellings represented an adverse impact on residential amenity and the landscape and was contrary to core strategy policies SD1 and LD1;**
- **The loss of community facilities was contrary to core strategy policy SC1; there was an absence of alternative local community facilities and the building was felt to be viable as a space for local community groups; and**
- **Clarification was required regarding the status of certificate B in relation to private land contained in the application.**

**66. 51998 - LAND AT REAR OF MORTIMER COURT, BRIMFIELD, HEREFORDSHIRE, SY8 4NQ**

*Councillor John Stone acted as a local ward member for the applications below.*

The principal planning officer provided a presentation on the application and the updates/representations received following the publication of the agenda.

In accordance with the criteria for public speaking Mr Harris spoke on behalf of Brimfield and Little Hereford group parish council, Mr Norris, local resident, spoke in objection to the application and Mr Yarnold, applicant, spoke in support.

In accordance with the council's constitution the local ward member spoke on the application. In summary, he explained that the site was accessed by a narrow private road and two way movements were very difficult. The proposal for seven dwellings on the application site would generate a number of additional vehicle movements resulting in conflict between vehicles. It would be preferable for fewer dwellings on the application site given the local constraints. The parish council had expressed concerns regarding the application and opposed the proposal due to: road safety; insufficient parking on site; overdevelopment resulting in the loss of privacy in conflict with core strategy policy SD-1; and flood risk with potential for contamination of the land from local sewage infrastructure. The sewage system locally was inadequate with work required to the pumping station to renew its operation. It was recognised there was some support for the proposal which would introduce rental properties to the local area. Whilst the lack of a five year housing land supply required a presumption in favour there was concern that the view of the parish council was not taken into account. The NDP now had less weight as it was now 5 years old and the current application represented piece-meal development locally; local democracy and decision-making was undermined by the centralised imposition of housing targets. The application site was not in a sustainable location; the local area was lacking in services/facilities and local residents were dependent on cars.

The committee debated the application. It was recognised that there were certain constraints regarding the application site however it was acknowledged that there was a need within the county for two and three bedroom dwellings and rental properties. There was concern regarding arrangements for refuse collection from the site and it was felt that condition 13 should be a pre commencement condition that should be agreed in writing prior to construction of the development.

The Development Manager provided clarification that condition 13 could be required as a pre-commencement condition with final details for refuse management agreed prior to the construction of the development.

The local ward member was given the opportunity to close the debate. In summary, he explained that there was concern about the waste collection from the site and the cost to local residents of collection by private waste companies. Whilst it was noted that there was a need for more rental properties in the county these should be located in suitable locations. The objection of the parish council concerned: road safety relating to the access; insufficient parking on the site; uncertainty regarding refuse collection and arrangements on the site; inadequate sewage system; increased risk of flooding caused by hard standing within the development; and the adverse impact on local amenity resulting from the intensive location of properties on the site. The site was not in the NDP and there were better sites within the development boundary of Brimfield and Little Hereford. The view of the parish council was that the adverse impacts of the site outweighed the benefits therefore the presumption in favour could be overridden.

Councillor David Davis proposed and Councillor Peter Hamblin seconded a motion that the application be approved a change to conditions to require condition 13 to be discharged as a pre-commencement condition.

The motion was put to the vote and was carried by a simple majority.

**RESOLVED – that:**

**That officers named in the Scheme of Delegation are authorised to grant full planning permission subject to the conditions set out below, a change to conditions to require condition 13 to be discharged as a pre-commencement condition and any other further conditions considered necessary:**

## **STANDARD CONDITIONS**

### **Time limit**

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

**Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).**

### **Approved plans + materials**

- 2. The development hereby permitted shall be carried out strictly in accordance with the approved plans listed below, and the materials as indicated on the Design and Access Statement (034 8001 P-00 / July 2025).**

- 0345-501 P-00 Proposed Site Plan**
- 0345-505 P-00 Proposed Ground Floor Plan 1 to 4**
- 034-507 P-00 Proposed First Floor Plan – Houses 1 to 4**
- 034-506 P-00 Proposed Ground Floor Plan – Houses 5 to 7**
- 034-512 P-00 Proposed Elevations**
- 034-509 P-00 Proposed Illustrative Site Plan**
- 034-510 P-00 Proposed Illustrative Site Plan**

**Reason: To ensure adherence to the approved plans in the interests of proper planning and for the avoidance of doubt, in accordance with Policies SD1 the Herefordshire Local Plan – Core Strategy, Policies BLH1, BLH8 and BLH9 of the Brimfield and Little Hereford Neighbourhood Development Plan, and the National Planning Policy Framework.**

## **CONSTRUCTION PERIOD**

### **Construction Management Plan**

- 3. No development, other than site set-up works required for the creation of a site compound, site fencing, welfare facilities and enabling works necessary to facilitate the access-widening works approved under Condition 4, shall commence until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include, but not necessarily be limited to:**

- construction traffic routing, HGV management and contractor parking;**
- measures to prevent obstruction of Wyson Lane and the private access road;**
- arrangements for loading/unloading and the storage of plant and materials;**
- dust, noise and vibration control measures;**
- hours of working and deliveries;**

- **pollution-prevention measures to avoid run-off, debris or materials entering the highway;**
- **details of utility installation works and measures to minimise associated disruption;**

**The development shall be carried out strictly in accordance with the approved CMP.**

**Reason: To safeguard highway safety, residential amenity and the local environment during construction, in accordance with Policies MT1, SD1, LD1, LD2, LD3 and SS6 of the Herefordshire Local Plan – Core Strategy, Policy BLH1 of the Brimfield & Little Hereford Neighbourhood Development Plan, and the National Planning Policy Framework.**

#### **Access widening**

- 4. No development, other than site-set-up works and enabling works necessary to facilitate the access-widening, shall take place until the access road has been widened to 4.8 metres for the first 10 metres measured back from the edge of Wyson Lane, in accordance with Drawing T25543.001 Rev A (or any variation approved in writing by the Local Planning Authority).**

**Once completed, the widened section shall be retained for the lifetime of the development.**

**Reason: To ensure safe two-way vehicle movements at the junction throughout the construction and operational phases, in the interests of highway safety, in accordance with Core Strategy Policy MT1, Policy BLH1 of the Brimfield & Little Hereford Neighbourhood Development Plan, and the National Planning Policy Framework.**

#### **Vegetation clearance / ecology**

- 5. No vegetation clearance, including removal of scrub, shall take place until the Local Planning Authority has been provided with written confirmation of the appointment of a suitably qualified ecologist. All vegetation clearance shall thereafter be carried out under the direct on-site supervision of the appointed ecologist, who shall remain present during clearance operations to ensure that no protected species are harmed. Any contingency measures recommended by the supervising ecologist during the works shall be implemented in full.**

**Reason: To safeguard protected species and avoid harm to biodiversity in accordance with Policies SS6, LD1, LD2 and LD3 of the Herefordshire Local Plan – Core Strategy, the Brimfield and Little Hereford Neighbourhood Development Plan, and the National Planning Policy Framework.**

#### **Access surfacing / drainage**

- 6. Prior to the commencement of any works to the access, a detailed scheme for the surfacing, levels and drainage of the private access road (from Wyson Lane to the development site) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include, but may not be limited to the following;**

- measures to prevent surface-water run-off onto Wyson Lane;
- permanent arrangements for maintenance.

The access shall be constructed in accordance with the approved details prior to the occupation of any dwelling and shall thereafter be retained.

**Reason:** To ensure that surface-water is managed appropriately and does not adversely affect highway safety or increase flood risk, in accordance with Herefordshire Local Plan - Core Strategy Policies SD3, MT1 and SD1, Policies BLH1, BLH12 and BLH14 of the Brimfield and Little Hereford Neighbourhood Development Plan and the National Planning Policy Framework.

### **Landscaping**

7. With the exception of any site clearance and groundworks, no development shall take place until a detailed hard and soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- species, planting densities and numbers;
- details of boundary treatments;
- surfacing materials;
- tree and hedge protection measures during construction.

The approved scheme shall be completed in the first planting season following the first occupation of the dwellings or completion of the development, whichever is sooner.

**Reason:** To safeguard landscape character, visual amenity and biodiversity, in accordance with Policies LD1, LD2, LD3 and SD1 of the Herefordshire Local Plan - Core Strategy, Policies BLH8 and BLH9 of the Brimfield and Little Hereford Neighbourhood Development Plan, and the National Planning Policy Framework.

### **PRIOR TO FIRST USE/OCCUPATION**

#### **Visibility splays**

8. Prior to the first occupation of any dwelling, the visibility splays shown on Drawing T25543.001 Rev A shall be constructed in full, providing a 2.4 metre x 34.6 metre visibility splay to the west and a 2.4 metre x 33.2 metre visibility splay to the east, as measured from the centreline of the site access onto Wyson Lane.

No structure, vegetation or other obstruction exceeding 0.6 metres in height above the level of the adjoining carriageway shall thereafter be placed or allowed to grow within these visibility splays. All vegetation identified for removal or trimming to achieve the required sightlines on Drawing T25543.001 Rev A shall be cut back prior to first occupation and shall thereafter be maintained to ensure the splays remain unobstructed for the lifetime of the development.

**Reason:** To ensure adequate emerging visibility from the access in the interests of public highway safety, in accordance with Policy MT1 of the Herefordshire Core Strategy, the Brimfield and Little Hereford Neighbourhood Development Plan and the National Planning Policy Framework.

### **Water efficiency**

- 9. Prior to the first occupation of any dwelling, a scheme demonstrating measures for the efficient use of water as per the optional technical standards contained within Policy SD3 of the Herefordshire Local Plan-Core Strategy shall be submitted to and approved in writing by the local planning authority and implemented as approved.**

**Reason: To ensure compliance with Policies SD3 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework**

### **Parking and turning**

- 10. Prior to the first occupation of any dwelling, the parking and turning areas serving that dwelling, as shown on the approved plans, shall be laid out, consolidated and surfaced in accordance with the details as approved under Condition 8. These areas shall thereafter be kept available for the parking and manoeuvring of vehicles and shall not be used for any other purpose for the lifetime of the development.**

**Reason: To ensure adequate on-site parking and turning facilities are provided and retained in the interests of highway safety and the efficient operation of the local highway network, in accordance with Policy MT1 of the Herefordshire Local Plan – Core Strategy, Policy BLH1 of the Brimfield and Little Hereford Neighbourhood Development Plan, and the National Planning Policy Framework.**

### **Cycle storage**

- 11. Prior to the first occupation of any dwelling, details of secure and covered cycle storage for each dwelling shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle storage shall be installed prior to the first occupation of the dwelling it serves and shall thereafter be retained and kept available for its designated purpose for the lifetime of the development.**

**Reason: To promote sustainable transport, reduce reliance on private vehicles, and ensure appropriate provision for cyclists, in accordance with Policies MT1 and SD1 of the Herefordshire Local Plan – Core Strategy, Policy BLH1 of the Brimfield & Little Hereford Neighbourhood Development Plan, and the National Planning Policy Framework.**

### **Swifts**

- 12. Prior to the first occupation of any dwelling, photographic evidence demonstrating the installation of a minimum of three integrated swift nesting boxes, positioned in accordance with the approved plans, shall be submitted to and acknowledged in writing by the Local Planning Authority. The swift boxes shall be installed under the supervision of a suitably qualified ecologist to ensure appropriate height, aspect and placement, and shall be retained and maintained as installed for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.**

**Reason: To enhance biodiversity and provide ecological net gains in accordance with Policies SS6, LD1, LD2 and LD3 of the Herefordshire Local Plan – Core**

**Strategy, the Brimfield and Little Hereford Neighbourhood Development Plan, and the National Planning Policy Framework.**

#### **Waste strategy**

**13. Prior to the first occupation of any dwelling, a detailed Waste and Recycling Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include:**

- (a) the appointed private waste provider's details;**
- (b) written confirmation of a contract for waste and recycling collection;**
- (c) management arrangements for maintaining the contract;**
- (d) a Bin Collection Plan showing bin storage points, collection points, drag routes, gradients and accessibility;**
- (e) contingency arrangements should the provider withdraw; and**
- (f) an information pack for future residents outlining permanent waste and recycling arrangements.**

**The approved scheme shall thereafter be implemented and retained for the lifetime of the development.**

**Reason: To ensure appropriate, safe and sustainable waste management to protect residential amenity and highway safety, in accordance with Policy SD1, MT1 and SS6 of the Herefordshire Local Plan - Core Strategy and the National Planning Policy Framework.**

#### **COMPLIANCE/OPERATIONAL**

##### **Surface water drainage**

**14. The development shall be carried out strictly in accordance with the approved surface-water drainage strategy, including the provision of plot-level soakaways as indicated on Updated soakaways location plan dated 14 January 2026.**

**No dwelling shall be occupied until the approved drainage systems serving it have been installed and are fully operational. The systems shall be retained and maintained thereafter.**

**Reason: To ensure satisfactory drainage, reduce flood risk and prevent pollution, in accordance with Policies SD3 of the Herefordshire Local Plan - Core Strategy, Policies BLH12 and BLH14 of the Neighbourhood Development Plan, and the National Planning Policy Framework.**

##### **Foul drainage**

**15. Foul water from the development shall be discharged to the public foul sewer network. No dwelling shall be occupied until connection to the mains sewer has been completed and is fully operational. The foul-drainage arrangements shall thereafter be retained and maintained for the lifetime of the development.**

**Reason: To ensure satisfactory foul-water disposal and to prevent additional nutrient pathways to the River Teme SSSI and the hydrologically linked River Clun SAC, in accordance with Herefordshire Local Plan - Core Strategy Policy SD4, the Brimfield and Little Hereford Neighbourhood Development Plan, and the National Planning Policy Framework.**

## PV panels

- 16. The photovoltaic (PV) panels shown on approved drawing 034-512 Rev P-00 shall be removed from the dwellings in full once they become permanently inoperative, obsolete or no longer functional, and all roof surfaces shall thereafter be reinstated using materials to match the host dwelling, unless otherwise first approved in writing by the Local Planning Authority.**

**Reason: To ensure that the appearance of the dwellings remains satisfactory in the long term and to safeguard local character, in accordance with Herefordshire Local Plan - Core Strategy Policies SD1, SD2 and LD1, Policies BLH8 and BLH9 of the Brimfield and Little Hereford Neighbourhood Development Plan, and Section 12 of the National Planning Policy Framework.**

*There was an adjournment at 12:57 p.m.; The meeting reconvened at 12 59 p.m.*

**67. 252059 - TEMESIDE INN, LITTLE HEREFORD, LUDLOW, HEREFORDSHIRE, SY8 4AT**

The principal planning officer provided a presentation on the application and the updates/representations received following the publication of the agenda.

In accordance with the criteria for public speaking Mr. Harris spoke on behalf of Brimfield and Little Hereford group parish council, Mr Comley local resident and Mr Haslam, CAMRA, spoke in objection to the application and Mr Leonard, the applicant, spoke in support.

In accordance with the councils constitution the local ward member spoke on the application. In summary, he explained that the pub had been closed since February 2020 and the buildings were now in a state of disrepair. There had been a worrying trend concerning the closing of pubs nationally and the closure of the Temeside Inn was a great loss to the village of Little Hereford. The parish council strongly objected to the application which had also received a number of objections. The application was contrary to core strategy policy SC1 as there were no other local facilities as alternatives to the pub. The loss of a local pub also was contrary to core strategy policies RA6 and SS1. Concerns regarding flooding were queried as the impact on a private dwelling would be similar to that on a pub. The pub offered jobs to local people, it was popular with tourists and contributed to the local economy. Other local community facilities, such as village halls were not suitable alternatives to the pub which also help to address isolation and loneliness.

The committee debated the application and was divided regarding the acceptability of the proposals to agree a change of use of the public house to a dwelling house.

It was the contention of some members of the committee that given the flooding of the pub and the inability to secure public liability/flooding insurance that the pub was no longer a viable commercial enterprise and that the application should be approved.

Other members of the committee were concerned that the application represented the loss of a vital community facility for which there was no adequate alternative locally which was contrary to core strategy policy SC1 and policy BLH 6(a) of the local neighbourhood development plan. It was felt that insufficient evidence had been provided that the pub had been adequately marketed recently. The loss of such an important element of a local facility would undermine the retention and development of

accessible local services and community facilities which was contrary to paragraph 88(d) of the NPPF.

The local ward member was given the opportunity to close the debate. In summary, he explained that significant local flood events has occurred in 2007 and 2020. There had been no recent evidence provided of the marketing of the pub. It had not been adequately demonstrated that the pub was no longer required nor that it was no longer viable nor that there were appropriate alternative facilities local to the area.

Councillor Bruce Baker proposed and Councillor Dave Davis seconded a motion that the application be approved in accordance with the case officer's recommendation.

The motion was put to the vote and was lost by a simple majority.

Councillor Matthew Engel proposed and Councillor Simeon Cole seconded a motion that the application be refused for the following reasons:

- insufficient evidence had been supplied with the application that the pub had been adequately marketed recently as an ongoing concern;
- the alternatives to the facility identified were not adequate which was contrary to core strategy policy SC1 and policy BLH6(a) of the Brimfield and Little Hereford neighbourhood development plan; and
- the loss of the pub would undermine the retention and development of accessible local services and community facilities which was contrary to paragraph 88(d) of the NPPF.

The motion was put to the vote and carried by a simple majority.

**RESOLVED – that the application be refused for the following reasons:**

- **insufficient evidence had been supplied with the application that the pub had been adequately marketed recently as an ongoing concern;**
- **the alternatives to the facility identified were not adequate which was contrary to core strategy policy SC1 and policy BLH6(a) of the Brimfield and Little Hereford neighbourhood development plan; and**
- **the loss of the pub would undermine the retention and development of accessible local services and community facilities which was contrary to paragraph 88(d) of the NPPF.**

## **68. APPENDIX - SCHEDULE OF UPDATES (PAGES 15 - 32)**

The meeting ended at 2.05 pm

**Chairperson**



Supplement to the agenda for

# Planning and Regulatory Committee

Wednesday 25 February 2026

10.00 am

Conference Room 1 - Herefordshire Council, Plough Lane  
Offices, Hereford, HR4 0LE

Schedule of Updates

Public Speakers

Pages

3 - 16

17 - 18



# **PLANNING COMMITTEE**

**Date: 25 FEBRUARY 2026**

## **Schedule of Committee Updates/Additional Representations**

**Note: The following schedule represents a summary of the additional representations received following the publication of the agenda and received up to midday on the day before the Committee meeting where they raise new and relevant material planning considerations.**

## SCHEDULE OF COMMITTEE UPDATES

**252698 – CHANGE OF USE OF BUILDING TO STORAGE (USE CLASS B8) (RETROSPECTIVE) AT PONDEROSA, TWYFORD COMMON ROAD, RIDGEHILL, HEREFORD, HR2 8AE**

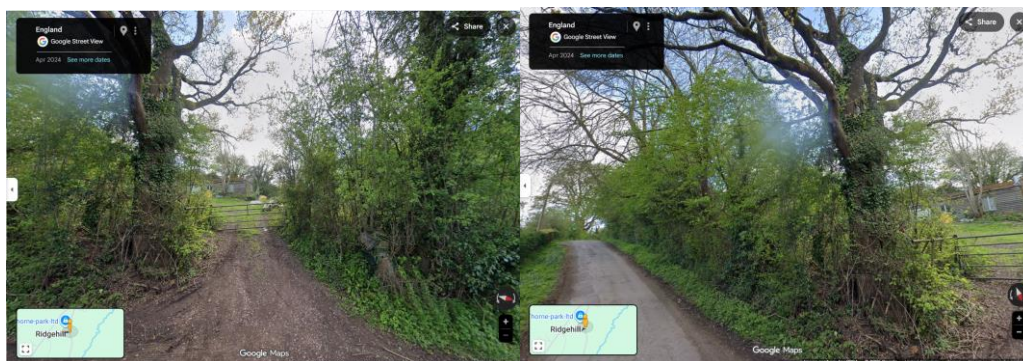
**For: Mr & Mrs Shaw per Mr Tom McEwen, The Rough Farm, Garway Hill, Herefordshire, HR2 8HD**

### OFFICER COMMENTS

In response to a number of queries which were raised during the site inspection:

- Condition 8 of the recommendation states: *“No goods, plant, materials or machinery associated with the approved use of the building shall be deposited or stored outside the building or land within the application red line boundary at any time.”*
- Hardstanding can be installed under permitted development provided it uses porous/permeable materials (e.g., gravel, permeable concrete block, or porous asphalt) that allow water to drain naturally.
- As part of the site clearance that was undertaken during early 2025 which includes part of the site boundaries for this application, a Planning Enforcement officer visited the site to inspect what had been undertaken as part of wider alleged breaches which relate more to the wider site. They sought a second opinion from the Council’s Tree Officer who did not identify that the trees removed would benefit from a Tree Protection Order (TPO). The Council’s Ecologist, whom has been consulted on this particular planning application, has not raised concerns in terms of the Hedgerow Regulations. To assist, photographs taken by the Enforcement officer in April 2025 are provided below along with how the site was prior to works commencing in Streetview images from April 2024:





In terms of mitigation in lieu of the removal of vegetation undertaken, this can be secured by planting and, if needs be, a condition. Officers would emphasise and exercise some caution that this site is small scale and that the application is essentially a change of use only and thus conditions for additional landscaping should be carefully considered in terms of the tests of use of planning conditions.

Members may wish to be aware that there was previously a permitted development right that, subject to Prior Approval under Class P of the General Permitted Development Order (as amended), did allow for change of use from use class B8 (storage and distribution) to use class C3 (residential). However, any application under that prior approval Class P needed to have been granted on or before 10<sup>th</sup> June 2019 such that development would not be permitted under Class P if an application was made after this date. A link to the relevant legislation can be accessed here:

<https://www.legislation.gov.uk/uksi/2015/596/schedule/2/part/3/crossheading/class-p-storage-or-distribution-centre-to-dwellinghouses>

As stated in the officer report, the lawful baseline use of Ponderosa in planning terms is a stable block but there has been no update to Class P through statutory instruments since as far as officers are aware. Given the current status of the General Permitted Development Order (as amended), officers would view that Class P is essentially defunct though members should remember they are only to consider the application that is before them.

## **NO CHANGE TO RECOMMENDATION**

**251696 - PROPOSED DEMOLITION OF EXISTING CHURCH.  
ERECTION OF 52 BED CARE FACILITY ON THREE FLOORS  
WITH ANCILLARY AREAS AND PARKING AT ST BARNABAS  
CHURCH, ST BARNABAS CLOSE, HEREFORD,  
HEREFORDSHIRE, HR1 1DT**

**For: Mr Patient per Mr Michael Driver, The Old Grain Store, Sir  
Johns, Hengrave, Bury St. Edmunds, Suffolk, IP28 6NB**

**ADDITIONAL REPRESENTATIONS**

There are two additional representations received:

- 1. See presentation from Simon Patient at Appendix 1**
- 2. Correspondence from Tim Phelps – in full below.**

*In my short speaking time slot tomorrow, I will raise an issue alluded to, but not spelled out, by your case officers summary, and on this basis, I reckon the planning committee would almost certainly be in breach of their statutory duties under Core Strategy Policy SC1, if approval were to be given at present.*

*That SC1 Directive- referred to on pages 71 and 76, sections 6:51-53 and also referring to further para. 5.1.33 of Core Strategy document , obliges you to protect and retain existing social and community facilities except in very specific circumstances, and the proposals before you have completely failed to truthfully demonstrate that these conditions have been met.*

*Please additionally note: it is NOT acceptable within the terms of the Directive to substitute a nursing home extension in place of demolition and loss of sound community facilities, from which many more people benefit, and for which this Directive affords protection.*

*I will not be able to outline the many ways in which this proposal fails to align with the Directive's requirements in my short speaking time, and therefore I set them out below, so you have the information available with which to inform your decision making process.*

*The Policy wording of SC1- Social and Community Facilities, your notes page 76, states Existing facilities WILL be retained unless:*

- 1) It can be demonstrated that appropriate alternative facilities are available, or can be provided;*

*This has NOT been demonstrated; The largest group previously regularly using this building and site for meetings , several times a week , for groups of up to 100+, despite searching continuously over the last nearly 2 years, since having to leave, have found nowhere close to suitable or equivalent within the whole City of Hereford, of scale, condition and access. That search goes on; the demand is still there.*

*Hereford is short both of funds and available premises to provide alternative large size community buildings in sound condition.*

*2) It can be shown that the facility is no longer required, viable or fit for purpose*

*This has NOT been demonstrated; Yes , the Church of England no longer needs it, but its Church Commissioners and Local Agents have brazenly and deliberately withheld use from other eligible groups and obstructed other Christian groups from continuing to fulfill- possibly as fully as ever in its entire history- the founder and donor's vision that the building should be a centre in this part of town for christian worship and community use.*

*It is also worth noting in passing, that one of the 120+ robust objections sent to the Church Commissioners when they put forward proposals for closure and demolition, was by the well regarded local vicar of St.Pauls Tupsley, (now retired) who strongly supported the continuation of Oasis Church and other christian groups use of the premises as desirable and appropriate. Sadly the Church Commissioners were not listening, and were only intent on their predetermined course, whatever anyone else said.*

*The church / community building can be , with updating and maintenance,, and can continue to be ,a community asset fit for purpose, without cost to the council or ratepayers of the district; my understanding of the directive is that in such circumstances, the facility must be retained for community use- and nothing else overrides this statutory requirement.*

*3) Has been vacant- yes-, but for less than two years, and only because antagonistic policies of owners were intent on maximising profit at sale by demolishing the established building , and forcing out existing other church group users, so it could be marketed as a development site rather than honouring the statutory planning SC1 Directive, where the requirement is that such community assets must not be removed.*

*4) Has been marketed for community use without success; I understand a significant offer was made by the existing church group using the building, but this was rejected, because owners were intent on profit maximisation, on basis of higher open market price of a development site- although no such permission had been granted- and may not legally be able to be made- for demolition.*

*5 )Finally- your officers report section 6:55; Tensions (of policy directives ) are noted.*

*BUT I contest, the following statement then made:*

*'But the likelihood of the site being used for its original intended purpose (ie as a centre for christian worship and community use) is negligible'*

*- for all the reasons outlined above.*

*As said, I reckon it to be your statutory duty to retain these premises for continued church and community use, as required in the SC1 directive, unless suitable equivalent building, in size and decent condition and access can be provided within the City for continuing and future church and community use.*

*Possibly the only other way this directive could be complied with, allowing, with regret , this decent local landmark and building and vision to be erased, would be for the developer to be obliged, before demolition can be approved, to provide the council with the full sum, probably of between £500k-£700k, of the open market value of the community asset to be lost,- based on valuation with existing community use permissions- as a ring marked sum*

*strictly only to build/ upgrade or refurbish an alternative large building within the city available for larger church and community groups for the future.*

*Please stand up for the whole local community and fulfill your statutory obligations by insisting on the correct full implementation of the spirit and letter of the SC1 Directive, and ensure that deep pocketed developers cannot simply roll you over and rob the community of a valued church and community asset; either insist it is protected and retained , or if not, ensure the community is fully reimbursed, ahead of development, so the council can provide suitable replacement equivalent public premises, funded by the developer.*

## **NO CHANGE TO RECOMMENDATION**

**251998 - PROPOSED CONSTRUCTION OF SEVEN HOUSES AND ASSOCIATED LANDSCAPING AT LAND AT REAR OF MORTIMER COURT, BRIMFIELD, LUDLOW, HEREFORDSHIRE, SY8 4NQ**

**For: Mr Yarnold, Bannals Lane, Stoke Bliss, Tenbury Wells, WR15 8RZ**

During the Committee Site Visit, a query was raised re the bedroom numbers of the proposed dwellings.

For the avoidance of doubt and to clarify the contradiction between paragraphs 2.1 (incorrect) and 7.26 (correct), it is confirmed that proposal includes 5no. 2-bedroom dwellings and 2no. 3-bedroom dwellings.

## **NO CHANGE TO RECOMMENDATION**

**252059 - PROPOSED CHANGE OF USE OF PUBLIC HOUSE TO A SINGLE DWELLINGHOUSE WITH NEW PORCH, PARTIAL DEMOLITIONS AND ASSOCIATED EXTERNAL WORKS AT TEMESIDE INN, LITTLE HEREFORD, LUDLOW, SY8 4AT**

**For: Mr Leonard per Mr DF Baume, 8 Peak View, Bollington, Cheshire, SK10 5GJ**

## **CORRESPONDENCE RECEIVED FOLLOWING PUBLICATION OF AGENDA / REPORT.**

Members of the Planning and Regulatory Committee received email correspondence dated 23 February 2026 making further comments in respect of the application, and the contents of the Committee Report.

It is copied below in full.

*Dear Councillor,*

*I am writing to you on behalf of CAMRA (the Campaign for Real Ale) on the matter of a planning application appertaining to the Temeside Inn at Little Hereford, that is due to be determined by the Planning & Regulatory Committee on Wednesday 25th February. It is quite unprecedented for CAMRA to deem it necessary to write to the members of a council*

Schedule of Committee Updates

planning committee, but there are grave concerns that the recommendation by the planning case officer to approve the application to convert the Temeside Inn into a dwelling would result in the unnecessary loss of the pub. I would be very grateful if you would indulge me and read the following. Please note that this letter is also copied to the planning officer, Mr Ollie Jones, as a matter of courtesy.

The officer's report (that supports the recommendation) concedes that alternative provision (i.e. other pubs) are not within walking distance of Little Hereford. Furthermore, he also acknowledges that there has not been any recent effort made to market the premises for sale as a pub business. CAMRA asserts that there would be interest in acquiring the pub if it were to be offered for sale at a realistic price. There are strong reasons to support this position:

- Attached to this e-mail is a statement made by a previous operator of the Temeside Inn. The fact that she ran a successful business there for ~2 years needs to be noted. (this document is cut and pasted from the planning file)
- Due to a history of flooding, the applicant states that he has not been able to obtain insurance to cover the pub premises. However, there are numerous other pubs across the county that have recently been inundated by flood water, including the Dog Inn and Temple Bar in Ewyas Harold and the Bridge Inn at Michealchurch Escley. Whilst it will have been traumatic for the pub-owners at the time, the fact that all these venues promptly re-opened and are successfully trading again demonstrates that it is possible to own and/or operate a viable business in a flood-prone pub.
- Besides the loss of the last commercial social amenity, what also needs to also be considered is the economic impact that would be felt should the Temeside Inn be converted into a house. It offers employment in a rural area; provides demand for goods and services in the supply chain, and as a destination pub it adds to the tourist, day-tripper and the dining offer for Herefordshire.
- A number of Herefordshire pubs that had been closed for periods all longer than the Temeside Inn have recently re-opened. These include the Lamb Inn at Stoke Prior; the Kings Head at Docklow, and the Riverside Inn at Ross. Earlier this month the Cliffe Arms at Mathon was purchased and is now slated for refurbishment ahead of re-opening later this year. Between them these four pubs were closed for a total of over 48 years. It was only the action of Herefordshire Council declining change of use planning applications at various times for all of these pubs that ultimately brought them back onto the pub property market. Without those positive planning interventions all these pubs would have been lost forever. Under new ownership, they are now thriving and serving their local communities once more. Surely, the Temeside Inn now deserves its chance?

For these reasons, it is CAMRA's strongly held view that there is great merit in seeking to see the Temeside Inn marketed for sale as a pub. Whilst there exists a likelihood that long term social and economic harm to the community of Little Hereford can be avoided, this should be considered. However, this outcome can only be achieved if this application is resisted.

Thank you for taking the time to read this letter.

Best regards,

Mark Haslam

On behalf of HEREFORDSHIRE CAMRA

A further letter from **Abbigael Court, 48 Honddu Court, Hereford** has also been received and is copied in full below:

Temeside Inn, Little Hereford

*I have been informed that a planning application has been put in to convert the Temeside Inn into a house. Having run this pub from February 2015 to March 2017 I would like to share my experiences of running the business there. Firstly, it needs to be made clear that I ran a successful and profitable business at the pub for the whole time I was there as the leaseholder. It was always very well supported, not just by locals but by visitors too. It helps a lot that it is on a main road, and it's riverside setting made sure it was very busy on fine days in the summer. Also, the hosting of events including private parties by the likes of the local Young Farmers, Weddings, Shoot Dinners, Christmas meals for local business' made for a strong trade across the whole year. We also had 2 pool teams, the Tenbury men's and woman's tug of war team, the local choir, WI, would all use us as a base bringing in lots of trade on quieter days and winter. The locals were so supportive of the pub even after being closed for some time before I reopened. It also got regular trade from the nearby caravan site at Westbrook, the site doesn't have its own clubhouse, so the pub is a major attraction for their visitors. I can't see how the Temeside could suddenly become unprofitable. I think if it were to re-open that there is no reason why it shouldn't do a good trade once more. The things that made it successful have not gone away. Should you require evidence of my successful business at the Temeside Inn, then I would be happy to provide copies of my books for the time I was there.*

#### **OFFICER COMMENTS**

The correspondence from CAMRA reiterates matters previously raised during the consultation and their representation at that stage, including arguments relating to the continued viability of the public house, the absence of recent marketing, flood risk and insurance considerations, and the social and economic value of the facility. These matters have been fully summarised and addressed in the published Committee Report, particularly within the assessment against Core Strategy Policy SC1 and Policy BLH6 of the Brimfield and Little Hereford NDP.

The officer recommendation does not rely on a conclusion that the public house is no longer viable or required, but instead is based on the alternative-provision limb of the relevant development plan policies. The correspondence does not raise any new material planning considerations and does not alter the officer's assessment or recommendation.

#### **NO CHANGE TO RECOMMENDATION**



# Heritage Manor – St Barnabas site 25 February 2026

Presentation of plans

# Who are Heritage Manor?



- Small group of five nursing homes operating in Herefordshire and Worcestershire for over 30 years;
- Employ over 300 staff, and proud to say runner-up at 2025 Care Employer of the Year for Great British Care Awards;
- Owner of Newstead House in Hereford since 2016, adjacent to the proposed development;
- Newstead won Top 20 home in Midlands three times in last five years, along with Gold Standard Framework for palliative care
- Our homes have a very good reputation with Herefordshire council quality teams, and I believe CQC;
- We are looking to build and then operate ourselves the St Barnabas site for many years to come.



# MISSION STATEMENT

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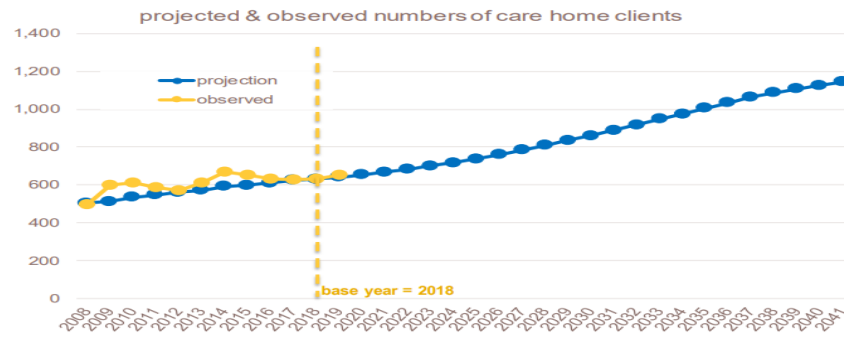
To provide warm and friendly care within a homely environment, delivered by well-trained and motivated staff, to enable residents to live their best lives.



# Is Newstead House meeting that mission?



- We are fully staffed, unlike the majority of Herefordshire homes;
- Our challenge now is that not all rooms are en-suite, the home is not purpose-built and access outside can be problematic for certain residents;
- To continue to “enable residents to live their best lives”, we need larger and modern rooms, easy-to-use communal space, better access outside and living space designed for couples;
- Without the ability to adapt, older homes will have to close;
- 2025 H&W ICB figures predict a 50% increase in the over 85 demography to 2030, the key segment that we look after, and HCC figures confirm this. There is a pressing need.



Source: Herefordshire MPS Apr21

**Review:** My Father was part of the Newstead family, from June 2024, until he passed away in November 2025. We were always welcomed when we visited and, as we live in Yorkshire, we were always kept updated on Dads health. Dad, wasn't one to always join in with the activities, but was always given the option to take part if he wished to. Many of the staff and management, at Newstead, have become friends and their care and compassion for Dad throughout his time there, always made us feel he was safe and secure, when we couldn't be there at all times.

The way they cared for Dad, especially, in the last few days of his life was exceptional, as is the support that we have received, since he passed. Thank you all so much.

Overall Experience ★★★★★	Facilities ★★★★★	Care / Support ★★★★★	Cleanliness ★★★★★
Treated with Dignity ★★★★★	Food & Drink ★★★★★	Staff ★★★★★	Activities ★★★★★
Management ★★★★★	Safety / Security ★★★★★	Rooms ★★★★★	Value for Money ★★★★★

**Review:** Our Mum lived at Newstead for 4 years and over that time her health condition meant she gradually became more frail until, sadly, she passed away in September 2025. During that time Mum's changing needs were well catered for-even when her involvement in group activities lessened the Activities team would spend time with Mum on a 1:1 basis. The carers were very good and supported Mum with her daily needs and established and maintained a good rapport with Mum and the family. The care Mum received in her final days was exceptional and much appreciated by my sisters and myself. Thank you to all the staff at Newstead.

Overall Experience ★★★★★	Facilities ★★★★★	Care / Support ★★★★★	Cleanliness ★★★★★
Treated with Dignity ★★★★★	Food & Drink ★★★★★	Staff ★★★★★	Activities ★★★★★
Management ★★★★★	Safety / Security ★★★★★	Rooms ★★★★★	Value for Money ★★★★★

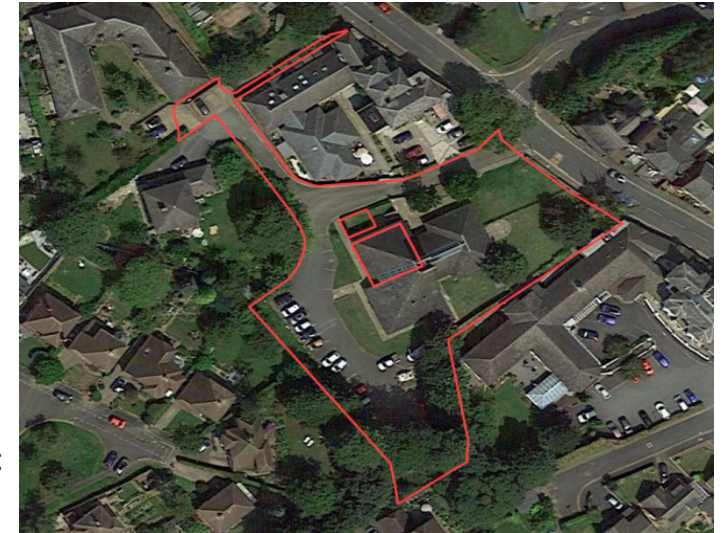
**Review:** Mum lived at Newstead for over three years before she passed away in July 2025. She was very well cared for throughout the whole time she was there but the care she received at the end of her life was exceptional and she was treated with great dignity and respect. Our family were always welcomed at the home and my father in particular became part of the Newstead family. He visited every day and was encouraged to join in with the activities with Mum and then as an individual when Mum was no longer able to join in (but would sit and watch). In fact he still goes to the home several times a week to join in his favourite activities and is always welcomed as an old friend. It is incredibly, incredibly rare for any bank staff to be on shift and I am sure that this contributes to staff creating a family atmosphere. All staff are friendly and kind - the manager, nursing staff, health care assistants, cleaners and kitchen staff equally and they greet you when you arrive. A really lovely home.

Overall Experience ★★★★★	Facilities ★★★★★	Care / Support ★★★★★	Cleanliness ★★★★★
Treated with Dignity ★★★★★	Food & Drink ★★★★★	Staff ★★★★★	Activities ★★★★★
Management ★★★★★	Safety / Security ★★★★★	Rooms ★★★★★	Value for Money ★★★★★

# Journey to today



- Without significant capital investment, the longer term viability of the existing home will become progressively more difficult. An approval will allow us to re-configure the existing home;
- We have spent two years working with Heather Carlisle and her team, going through three pre-apps to produce a design appropriate to the site;
  - Pulled building back from road and neighbours, along with significant reductions in height and mass;
  - Incorporated feedback historic buildings officer and council architect on design;
  - Worked with Councillor Ben Proctor and consulted with Admiral's Close neighbours;
  - Fundamental to the design is access to the outside and fresh air.
- Final design commercially not ideal at 52 beds compared to modern care home builds, but it works complementary to the existing home.
- There will not be a physical link between the two buildings, and we will be offering nursing provision;





# PLANNING and REGULATORY COMMITTEE

## 25 February 2026

### PUBLIC SPEAKERS

Ref No.	Applicant	Proposal and Site	Application No.	Page No.
6	Mr & Mrs Shaw per Mr Tom McEwan	Change of use of building to storage (Use Class B8) (retrospective) at <b>PONDEROSA, TWYFORD COMMON ROAD, RIDGEHILL, HEREFORD, HR2 8AE</b>	252698	25
<b>OBJECTOR</b>		<b>MR WHURR (Local Resident)</b>		
7	Mr Patient per Mr Michael Driver	Proposed demolition of existing Church. Erection of 52 Bed care facility on three floors with ancillary areas and parking at <b>ST BARNABAS CHURCH, ST BARNABAS CLOSE, HEREFORD, HEREFORDSHIRE, HR1 1DT</b>	251696	43
<b>OBJECTOR</b>		<b>MR PHELPS &amp; MR WOOD (Local Residents)</b>		
<b>SUPPORTER</b>		<b>MR PATIENT (Applicant)</b>		
8	Mr Yarnold per Mr Mark Yarnold	Proposed construction of seven houses and associated landscaping at <b>LAND AT REAR OF MORTIMER COURT, BRIMFIELD, HEREFORDSHIRE, SY8 4NQ</b>	251998	103
<b>PARISH COUNCIL</b>		<b>MR HARRIS (Brimfield and Little Hereford Group Parish Council)</b>		
<b>OBJECTOR</b>		<b>MR NORRIS (Local resident)</b>		
<b>SUPPORTER</b>		<b>MR YARNOLD (Applicant)</b>		
9	Mr Leonard per Mr DF Baume	Proposed change of use of public house to a single dwellinghouse with new porch, partial demolitions and associated external works at <b>TEMESIDE INN, LITTLE HEREFORD, LUDLOW, HEREFORDSHIRE, SY8 4AT</b>	252059	129
<b>PARISH COUNCIL</b>		<b>MR HARRIS (Brimfield and Little Hereford Group Parish Council)</b>		
<b>OBJECTOR</b>		<b>MR COMLEY (Local resident)</b>		
<b>SUPPORTER</b>		<b>MR LEONARD (Applicant)</b>		

