

**Supplement to the agenda for**

# **Planning and Regulatory Committee**

**Wednesday 15 October 2025**

**10.00 am**

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

**Schedule of Updates**

**Public speakers**

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# **PLANNING COMMITTEE**

**Date: 15 October 2025**

## **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

### **243176 - ERECTION OF AN AGRICULTURAL BUILDING ON AGRICULTURAL LAND AT LAND OFF WELLBROOK ROAD, PETERCHURCH, HEREFORDSHIRE**

**For: Mr & Mrs Boaz per Mr Ed Thomas, 13 Langland Drive, Hereford, Herefordshire, HR4 0QG**

#### **ADDITIONAL REPRESENTATIONS**

Further to the publication of the officer report, an email was sent to all members of the committee on 13 October 2025 on behalf of the applicant. This is repeated verbatim below:

*“Dear Chairman, Vice-chair & Members of the Planning & Regulatory Committee,*

***RE: Agenda Item No.8 - 243176 - Land off Wellbrook Road, Peterchurch, Herefordshire***

*We write as applicants for agenda item. Our proposal is the erection of an agricultural building on our permanent pasture at Peterchurch.*

*We run a farming business which for the past 10 years has focussed on the establishment of a high health pedigree herd of Hereford cattle.*

*Unfortunately, our Landlords at Turnastone Court have decided to end our tenancy, where we have rented land and buildings since 2013, meaning we are in desperate need of an agricultural building. Without a building the business is not sustainable, and we would most likely have to sell the herd, which we have worked for ten years to develop.*

*The application has benefitted from and followed pre-application advice. We have therefore been surprised and disappointed at the position taken by the Parish Council and the hostility expressed by one or two members of the local community, who have undertaken leaflet drops with the express intent of generating sufficient opposition to render it necessary to bring the application to Committee.*

*We can assure Members that we are very proud of our business and the community within which we work and would never undertake a proposal if we felt it significantly detrimental to the environment or third parties.*

*We sincerely hope that Members will accept the officer recommendation and grant planning permission for a building that is essential to the continuation of a small-scale, traditional, family-run farming business.*

*Yours sincerely,*

***Gareth and Madeleine Boaz”***

## **OFFICER COMMENTS**

The representation raises no new material planning considerations which are discussed within the officer's report.

In response to a matter raised by the Ward Councillor in respect of the risk of potential impacts upon the private water supply for parts of Peterchurch, it is advised that there is no inherent risk associated with the construction of the building and the lawful use of the land for grazing livestock.

Nevertheless, in the event of unforeseen matters arising, it should be noted that there is separate legislation in the form of the Private Water Supplies (England) Regulations 2016 (as amended) that would regulate such matters. This would be a matter that colleagues in the Regulation and Technical Services team to investigate and enforce as required.

Further to the queries raised on site regarding surface water drainage, I draw your attention to no objections raised by the LPA's Land Drainage Consultant.

## **NO CHANGE TO RECOMMENDATION**



# PLANNING and REGULATORY COMMITTEE

**15 October 2025**

## PUBLIC SPEAKERS

Ref No.	Applicant	Proposal and Site	Application No.	Page No.
6	LTF Properties Ltd  per  Mr Ben Greenaway	Demolition of 2 no. agricultural buildings. Proposed 4 no. dwellinghouses with garages, landscaping and associated works at <b>BARNs AT MONKSBUry COURT, MONKHIDE, VILLAGE ROAD, MONKHIDE, HR8 2TU</b>	223128	77

**No registered speakers**

7	Mr Pratley  per  Mr Philip Staddon	Erection of 2 detached custom/self-build dwelling houses at <b>LAND TO SOUTH OF RECTORY LANE, CRADLEY, HEREFORDSHIRE, WR13 5LH</b>	242922	135
<b>OBJECTOR</b>		<b>MR LOWDER (Local Resident)</b>		
<b>SUPPORTER</b>		<b>MR PRATLEY (Applicant)</b>		

8	Mr and Mrs Boaz  per  Mr Ed Thomas	Erection of an agricultural building on agricultural land at <b>LAND OFF WELLBROOK ROAD, PETERCHURCH, HEREFORDSHIRE</b>	243176	173
<b>OBJECTOR</b>		<b>MR GIBBS (local resident)</b>		
<b>SUPPORTER</b>		<b>MR BOAZ/MR THOMAS(Applicant/Applicant's agent)</b>		

9	Mr Goodwin  per  Mr Matt Tompkins	Proposed conversion and extension of field barn to a self-build dwelling and associated works (Part retrospective) at <b>THE COTE, LOWER CROSSWAYS FARM, DORSTONE, HEREFORDSHIRE, HR3 6AT</b>	251363	189
<b>PARISH COUNCIL</b>		<b>A REPRESENTATIVE (Dorstone Parish Council)</b>		
<b>SUPPORTER</b>		<b>MR GOODWIN (Applicant)</b>		

