

# Agenda

## Planning and Regulatory Committee

Date: **Wednesday 13 December 2023**

---

Time: **10.00 am**

---

Place: **Herefordshire Council Offices, Plough Lane, Hereford,  
HR4 0LE**

---

Notes: Please note the time, date and venue of the meeting.

For any further information please contact:

**Matthew Evans, Democratic Services Officer**

Tel: 01432 383690

Email: [matthew.evans@herefordshire.gov.uk](mailto:matthew.evans@herefordshire.gov.uk)

---

If you would like help to understand this document, or would like it in another format or language, please call Matthew Evans, Democratic Services Officer on 01432 383690 or e-mail [matthew.evans@herefordshire.gov.uk](mailto:matthew.evans@herefordshire.gov.uk) in advance of the meeting.

# Agenda for the Meeting of the Planning and Regulatory Committee

## Membership

**Chairman**

Councillor Terry James

**Vice-Chairman**

Councillor Clare Davies

Councillor Polly Andrews

Councillor Bruce Baker

Councillor Dave Boulter

Councillor Simeon Cole

Councillor Dave Davies

Councillor Elizabeth Foxton

Councillor Catherine Gennard

Councillor Peter Hamblin

Councillor Daniel Powell

Councillor Stef Simmons

Councillor John Stone

Councillor Richard Thomas

Councillor Diana Toynbee

## Agenda

	Pages
<b>PUBLIC INFORMATION</b>	7 - 8
<b>GUIDE TO THE COMMITTEE</b>	9 - 12
<b>NOLAN PRINCIPLES</b>	13 - 14
<b>1. APOLOGIES FOR ABSENCE</b> To receive apologies for absence.	
<b>2. NAMED SUBSTITUTES (IF ANY)</b> To receive details of any Member nominated to attend the meeting in place of a Member of the Committee.	
<b>3. DECLARATIONS OF INTEREST</b> To receive declarations of interests in respect of items on the agenda.	
<b>4. MINUTES</b> To approve the minutes of the meeting held on 25 October 2023.	15 - 22
<b>5. CHAIRPERSON'S ANNOUNCEMENTS</b> To receive any announcements from the Chairperson.	
<b>6. 232895 - 50 BARRS COURT ROAD, HEREFORD, HEREFORDSHIRE, HR1 1EQ</b>  Proposed change of use from a 6 bedroom HMO dwellinghouse into an 8 bedroom HMO dwelling house (Sui generis) and to erect a single storey extension onto the back of the house.	23 - 32
<b>7. 222687 - PARK HALL, WORMELOW, HEREFORDSHIRE</b>  Proposed demolition of Former Park Hall Ballroom and Erection of 5 Dwellings and 15 Timber Holiday Lodges, reception area and associated works.	33 - 92
<b>8. 233071 - ASHWOOD HOUSE, STOKE PRIOR, LEOMINSTER, HEREFORDSHIRE, HR6 0LG</b>  Proposed non-material amendment to 232181 (Proposed single storey garage including garden room/home office) - to allow reduced roof pitch and change of roof finish and stone gable wall to West elevation(and return on South elevation).	93 - 96

### EXCLUSION OF PUBLIC AND PRESS

In the opinion of the Proper Officer, the following item will not be, or is likely not to be, open to the public and press at the time it is considered.

**RECOMMENDATION:**            **that under section 100(A)(4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Schedule 12(A) of the Act, as indicated below and it is considered that the public interest in maintaining the**

exemption outweighs the public interest in disclosing the information.

3 Information relating to the financial or business affairs of any particular person (including the authority holding that information)

9. **232089 - SHEEPCOTE, ST OWENS CROSS, HEREFORD, HEREFORDSHIRE, HR2 8JU**

97 - 142

Proposed erection of live-work unit for occupation by applicant and his family in conjunction with adjoining workshop.

**EXCLUSION OF PUBLIC AND PRESS**

In the opinion of the Proper Officer, the following item will not be, or is likely not to be, open to the public and press at the time it is considered.

**RECOMMENDATION:** that under section 100(A)(4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Schedule 12(A) of the Act, as indicated below and it is considered that the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

5 – Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

10. **REPORT CONCERNING THE GROUNDS FOR REFUSAL OF PLANNING APPLICATION 223248 (TO FOLLOW)**

To consider a report (to follow) regarding the grounds for refusal of planning application 223248:

223248 - BUILDING AND CURTILAGE OF GREENACRES BUNGALOW AND LAND TO THE REAR OF THE KNAPP AND WESTMEAD, THE HOMEND, LEDBURY, HEREFORDSHIRE

Proposed demolition of existing buildings on site and erection of Retirement Living apartments with associated access, car parking, landscaping, ancillary facilities, and associated works.

11. **DATE OF NEXT MEETING**

Date of next site inspection – 16 January 2024

Date of next meeting – 17 January 2024