

Agenda

Planning and Regulatory Committee

Date: **Wednesday 10 December 2025**

Time: **10.00 am**

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

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

For any further information please contact:

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

Agenda for the meeting of the Planning and Regulatory Committee

Membership

Chairperson	Councillor Terry James
Vice-chairperson	Councillor Clare Davies

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

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	Pages
PUBLIC INFORMATION	
GUIDE TO THE COMMITTEE	
NOLAN PRINCIPLES	
1. APOLOGIES FOR ABSENCE To receive apologies for absence.	
2. NAMED SUBSTITUTES (IF ANY) To receive details of any Member nominated to attend the meeting in place of a Member of the Committee.	
3. DECLARATIONS OF INTEREST To receive declarations of interests in respect of items on the agenda.	
4. MINUTES To approve the minutes of the meeting held on 19 November.	13 - 74
5. CHAIRPERSON'S ANNOUNCEMENTS To receive any announcements from the Chairperson.	
6. 230432 - LAND TO THE REAR OF PROSPECT PLACE, ST MARTINS AVENUE, HEREFORD Proposed erection of 7 townhouses with associated development.	75 - 170
7. 240309 - LAND NORTH OF LEYS HILL, BISHOPSWOOD, ROSS-ON-WYE, HEREFORDSHIRE The proposed erection of 2 no. dwellings and associated works including access, landscaping and drainage.	171 - 200
8. 242748 - 30 SOUTH STREET, LEOMINSTER, HEREFORDSHIRE, HR6 8JB Proposed alterations to and change of use of existing building to allow occupation for Class E(b)/sui generis (hot food takeaway) use, including the provision of designated car parking area and alterations to existing elevations.	201 - 234
9. 243059 - LAND AT GRENDON MANOR FARM, BREDENBURY, BROMYARD, HR7 4TH The erection of one self-build agricultural worker's dwelling and associated works.	235 - 256
10. DATE OF NEXT MEETING Date of next site inspection – 13 January 2026 Date of next meeting – 14 January 2026	