



# 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:

**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, 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**

**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

## Agenda

	Pages
<b>PUBLIC INFORMATION</b>	
<b>GUIDE TO THE COMMITTEE</b>	
<b>NOLAN PRINCIPLES</b>	
<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>	13 - 74
To approve the minutes of the meeting held on 19 November.	
<b>5. CHAIRPERSON'S ANNOUNCEMENTS</b>	
To receive any announcements from the Chairperson.	
<b>6. 230432 - LAND TO THE REAR OF PROSPECT PLACE, ST MARTINS AVENUE, HEREFORD</b>	75 - 170
Proposed erection of 7 townhouses with associated development.	
<b>7. 240309 - LAND NORTH OF LEYS HILL, BISHOPSWOOD, ROSS-ON-WYE, HEREFORDSHIRE</b>	171 - 200
The proposed erection of 2 no. dwellings and associated works including access, landscaping and drainage.	
<b>8. 242748 - 30 SOUTH STREET, LEOMINSTER, HEREFORDSHIRE, HR6 8JB</b>	201 - 234
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.	
<b>9. 243059 - LAND AT GRENDON MANOR FARM, BREDENBURY, BROMYARD, HR7 4TH</b>	235 - 274
The erection of one self-build agricultural worker's dwelling and associated works.	
<b>10. DATE OF NEXT MEETING</b>	
Date of next site inspection – 13 January 2026	
Date of next meeting – 14 January 2026	