

BROMYARD & WINSLOW TOWN COUNCIL



MINUTES
P19/11 – P19/19

Planning & Economic Development Committee

Minutes of a meeting held on
Monday 4th February 2019
at 7.30pm in the Council Chamber, Council Offices, Bromyard.

***UNTIL NEXT MEETING OF THE PLANNING & ECONOMIC DEVELOPMENT COMMITTEE
THESE MINUTES HAVE NOT BEEN RATIFIED***

Present: Cllrs Page (Chairman) Brunsdon, Cave, Churchill, Clark, Cooper, Dods, Dr Dunne-Thomas, and James.

In attendance: Karen Mitchell (Town Clerk)
Rose Raine (Administrative Assistant)
Ward Councillor A Seldon
8 Members of the public

Fire Procedure Read to the meeting

Action

P19/11 Apologies:
None

P19/12 Declarations of Interest and written requests for dispensation:
None.

P19/13 Chairman's Announcements:

Referring to Minute ref. 19/03:

Planning Application 182239 – Land off Hereford Road, Bromyard (Old Depot).

- Bill Wiggin MP had been approached regarding concerns about ownership of the land. As yet no response had been received.
- update on complaint submitted by Cllr Page - The Chairman of HC Planning Committee at the meeting held on 18th December 2018 had read verbatim a letter from the Chair of Governors of the QE College in support of the application. Cllr Page reported this to the Monitoring Officer for investigation as a breach of the Code of Conduct. The Monitoring Officer had investigated and had rejected the complaint. A copy of the response to Cllr Page was circulated.
- evidential proof that the applicant did not own parts of the site had been submitted.
- a meeting held with Bovis homes regarding Hardwicke Bank – the company hoped to be in a position to submit a revised application in late February 2019.

Sale of Countrywide – no further information available.

P19/14 IT WAS RESOLVED To receive, approve and sign the Minutes of the Meeting held on 7th January 2019.

P19/15 Matters Arising – FOR INFORMATION ONLY:
No matters arising.

P19/16 Planning Applications:

Members considered the following:

1.	190111	<p>Land at Flaggoners Green South of A44 West of Panniers Lane, East Chanctonbury, N of Pencombe Lane. Outline application for the erection of up to 120 dwellings with public open space, landscaping and sustainable drainage system (SuDs) And vehicular access point from the A44. All matters reserved except for means of access. Outline</p> <p>Two members of the public spoke in opposition to this application raising concerns regarding</p> <ul style="list-style-type: none"> • the proposed roundabout access • the proposed footpath alongside the A44 is dangerous and intimidating due to insufficient verge space to accommodate a footpath. Pinch-points and the narrow width of the carriage along with the danger of crossing the A44 make this unsustainable • No likelihood of a footpath alongside Panniers Lane. • Lack of employment land available in Bromyard. • Were this site to be approved then there would be 827 approved Housing Units in Bromyard and Winslow – well in excess of the HC Core Strategy. • Excessive distance from bus stops. <p>IT WAS RESOLVED to recommend REFUSAL of the application on the following grounds:</p> <ol style="list-style-type: none"> 1. The applicant cannot demonstrate a safe and satisfactory pedestrian access to the site. The proposed arrangements were specifically rejected at appeal in 2016 (paragraphs 53-59) as an alternative to a footpath to the South of the A44, which was undeliverable. The roundabout crossing point is fundamentally unsafe, and there is insufficient width for the provision of a 2m footpath either to Winslow Road or through to the main crossroads with Panniers Lane and Old Road; constituting a danger to all pedestrians, but especially to mothers and children, elderly and infirm. The road carriageway is also over 1m too narrow in relation to current standards, causing an excessively tight environment. 2. There is no realistic prospect of the delivery of a footpath along the Western side of Panniers Lane from Pencombe Lane, and the proposed bus stops have been rejected by the main operator. 3. The Council continues to be concerned that there is no employment land available to justify further development outside the Town Council’s preferred locations, making houses only suitable for retired and commuting, which is not sustainable.
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2.	184550	Winter Barn, Green Lane, Bromyard, HR7 4RZ Repair and conversion of detached outbuilding to a garden room. Full Householder IT WAS RESOLVED to support this application.
3.	184551	Winter Barn, Green Lane, Bromyard, HR7 4RZ Repair and conversion of detached outbuilding to a garden room. Listed Building Consent IT WAS RESOLVED to support this application.
4.	184427	Former Warehouse, Leopard Alley, Bromyard. Conversion of existing building into three one bedroom flats. Planning Permission IT WAS RESOLVED to support this application.
5.	182831	5 Sherford Street, Bromyard, HR7 4DL Proposed replacement of all windows and bargeboards except for downstairs shop front. Planning permission IT WAS RESOLVED to support this application.
6.	184663	27 Hardwicke Close, Bromyard, HR7 4TY Proposed garage conversion and single storey extension to front. Full Householder IT WAS RESOLVED to support this application.

IT WAS RESOLVED that the Chairman, Cllr R Page make representation to Herefordshire Council's Planning Department on the Planning Application 190111 Land at Flaggoners Green South of A44 West of Panniers Lane, East Chanctonbury, N of Pencombe Lane.

P19/17 Planning Decisions

1.	181994	2 Green Lane Bromyard Herefordshire HR7 4RY , Application for approval of details reserved by conditions 5 & 6 attached to planning permission. Approval of details reserved by conditions: 163595
2.	182761	Rock Farm Caravan Site, Winslow - Proposed siting of 25 additional static holiday caravans with associated landscaping. Granted. TC Supported

The above were noted.

P19/18 Economic Development projects 2019/20

Members discussed ways to promote the town using social media and Bromyard Info. It was suggested a production company be engaged to create a short promotional video highlighting places of interest and the festivals.

IT WAS RESOLVED that discussions with the TIC and other interested groups be initiated with the aim of creating a short promotional video. Cllr Dods to liaise with the Town Clerk.

P19/19 Items for future discussion

No further items.

The meeting closed at 8.50pm.