



**Planning and Economic Development**

**Committee Meeting**

**Minutes of a meeting held on Monday 6<sup>th</sup> August 2018  
at 7.30pm in the Council Chamber Council Offices, Bromyard.**

**\*UNTIL NEXT MEETING OF PLANNING COMMITTEE,  
THESE MINUTES HAVE NOT BEEN RATIFIED\*.**

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

**In attendance:** Rose Raine (Administrative Assistant)

Ward Councillors N Shaw and A Seldon  
2 members of the public

**Fire Procedure Read to the meeting**

**Action**

**18/69 Apologies:**

Cllr Dods  
Karen Mitchell – Town Clerk.

**18/70 Declarations of Interest and written requests for dispensation:**

None

**18/71 Chairman's Announcements:**

None

**18/72 IT WAS RESOLVED** that the minutes of the meetings held on 4<sup>th</sup> June 2018, 18<sup>th</sup> June 2018 and 9<sup>th</sup> July 2018 were accurate records and they were duly signed by the Chairman.

**18/73 Matters Arising – FOR INFORMATION ONLY:**

None.

**18/74 Planning Applications:**

In view of the presence of members of the public with a particular interest in Planning Application **182239** , **IT WAS RESOLVED** to bring forward item 3 for consideration first.

Members discussed:

<p>3.</p>	<p><a href="#">182239</a> - <b>Land off Hereford Road, Bromyard, Herefordshire.</b> Demolition of existing buildings, structures and hardstanding and erection of 57 dwellings (including affordable housing) and drainage attenuation, open space and associated landscaping and infrastructure works.</p> <p style="text-align: right;"><b>Council Development Reg</b></p> <p>A member of the public spoke in opposition to the application.</p> <p><b>IT WAS RESOLVED</b> not to support the application on the following grounds:</p> <ul style="list-style-type: none"> <li>• Members were not satisfied with the access arrangements particularly footpath access to the west of Hereford Road.</li> <li>• The proposals overdevelop the site.</li> <li>• Concerns with road safety especially in view of some dwellings opening directly onto the Hereford Road with the possibility that, on occasion, drivers would have to reverse onto this road.</li> <li>• Herefordshire Council has yet to finalise the Bromyard Development Plan which requires the identification of 5 hectares of employment land (BY1). Development of the site would lead to the loss of significant employment land.</li> <li>• Continued development of the site would worsen the towns existing sewerage issues.</li> </ul> <p>It was agreed the Chair of the Committee should attend the meeting of Herefordshire Council’s Planning Committee when this application would be discussed.</p> <p>Clr Shaw and the public left at 8.15pm.</p>
<p>1.</p>	<p><a href="#">P174577</a> - <b>Land adjacent to 77 Old Road Bromyard Hereford HR7 4BQ.</b> Variation of Condition 2 P143013/F - ( 6 no. new detached houses) 3 redesigned 4 Bedroom units and the revised road layout to suit., Valid <b>Planning Permission</b></p> <p><b>IT WAS RESOLVED</b> not to support the application on the grounds that the proposals are so significantly different from the original application that a new application ought to be submitted or the original application upheld.</p>
<p>2.</p>	<p><a href="#">P182269</a> - <b>Land at Sawbury Hill Farm, Bredenbury, Herefordshire.</b> Proposed conversion of existing barns into four domestic dwellings. <b>Planning Permission</b></p> <p><b>IT WAS RESOLVED</b> not to support the application on the grounds that the proposals are against planning regulations.</p>
<p>4.</p>	<p>182623 – <b>Clifton, 86 Old Road, Bromyard, HR7 4BQ.</b> Proposed construction of a new single storey extension. <b>Full Householder</b></p> <p><b>IT WAS RESOLVED</b> to support the application.</p>
<p>5.</p>	<p><a href="#">182465</a> <b>Babylon, Wicton Lane, Bromyard, HR7 4LP</b> - Notification of a proposed change of use of an agricultural barn to a dwelling house and for associated operational development.</p>

	<p>Herefordshire Council had advised that this application was for a prior approval determination for a change of use and as such the new legislation does not require the Town Council to respond. NB: PA 181687 Babylon, Wicton Lane, Bromyard was considered at the meeting of this committee held on 4<sup>th</sup> June 2018; members felt unable to make a recommendation due to insufficient evidence and queried the meaning of an 'associated operational development' (see below – planning decisions).</p> <p style="text-align: right;"><b>(Part 3) Class Q – Prior Approval</b></p> <p><b>Noted</b></p>
	<p>CLr Seldon left at 8.50pm</p>

## 18/75 Planning Decisions

1.	<b>181687 - Babylon, Wicton Lane, Winslow HR7 4LP</b> - Notification of a proposed change of use of an agricultural barn to a dwelling house and for associated operational development. Refused. TC unable to comment – insufficient info.
2.	<b>180737 - Co-op Supermarket, T Road, HR7 4LW</b> – Proposed illuminated & non illuminated signage & totem. Granted TC Supported (April 2018)
3.	<b>181566 - 19 Westfields Close, Bromyard HR7 4EW</b> – Conversion of garage – Granted. TC Supported (June 2018)
4.	<b>180878 - Land at Crown &amp; Sceptre Public House</b> - Conversion of listed public house into 3 x 1 bed flats; demolition of function room and associated building for provision of 11 car parking spaces and development of 4 x 2 bed new build flats. Granted. TC Supported (March 2018)
5.	<b>180632 - Spion Cop, 61 York Road, Bromyard HR7 4BG</b> - Application for variation of a condition 2 of Planning Permission P151069/F. Granted. TC Supported (March 2018)
6.	<b>181193 - Sherford House, 34 Sherford Street, HR7 4DL</b> Proposed felling of a large London Plane. REFUSED insufficient information has been supplied to support the removal of a tree with high amenity value hence there is no evidenced justification for its felling. TC Supported (May 2018)
7.	<b>181122 - Celtic Marches, Land at Unit 6 Porthouse Business Centre HR7 4FL</b> - Proposed erection of a single storey storage building ancillary to existing operations at Marches Bottling and Packaging Ltd. for a temporary 5 year period. Granted. TC supported (May 2018)
8.	<b>181157 - Home Farm Cottage, Munderfield Harold, Green Lane Bromyard, HR7 4SZ</b> – Proposed extensions Granted – TC Supported(May 2018)
9.	<b>181330 - 96 Old Road, Bromyard, HR7 4AT</b> – outline application for a proposed new dwelling in rear garden of existing house. Withdrawn.

The above were **noted**.

## 18/76 Meeting Room Technology

TC/  
AA

The committee discussed the purchase of more effective equipment to project planning applications. (Minute ref: 18/61 04.06.18). The purchase of either a new projector or a large screen monitor with internet access were considered.

**IT WAS RESOLVED** that a report be prepared for the September meeting of the committee to consider the options available and the financial implications.

**18/77 Tenbury Road**

Members considered the proposed pedestrian crossing and speed levels on the Tenbury Road in relation to the proposed pedestrian crossing.

**IT WAS RESOLVED** that the issue be referred to the Traffic Management Working group for their consideration.

**18/78 St. Peter's Church, Bromyard**

The Town Council was invited to comment on a proposal for a new lobby at the south-west entrance to the nave of St. Peter's Church, Bromyard. It was noted a Church of England faculty is required rather than planning permission.

**Noted.**

**18/79 Community Led Housing**

Members considered a letter and a briefing note from the Project Development Manager of the Herefordshire Centre for Community Led Housing (HCCLH) about how the community can benefit from the new Government funds to support community led housing.

**IT WAS RESOLVED** that this item be placed before Full Council from them to decide whether to invite the Project Development Officer to make a presentation.

**18/80 Items for future consideration**

It was suggested inspection pit covers around the town might pose a risk to pedestrians. It was agreed this issue should be raised at Full Council.

The meeting closed at 9.10pm