



BROMYARD & WINSLOW TOWN COUNCIL
PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

Minutes of a meeting held remotely on
Thursday 29th April, 2021 at 7pm
via Zoom video conferencing and audio platform

[Local Authorities \(Coronavirus\) \(Flexibility of Local Authority Meetings\) \(England\) Regulations 2020](#)

Minutes
P21/33 – P21/41

Members Present: Cllrs Page (Chairman), Churchill (Vice-Chairman), Brunsdon, Clark, Dunne-Thomas, James and Stevens

Officers Present: Karen Mitchell (Town Clerk)

In Attendance: Town Cllr L Law, Ward Cllr Shaw, John Lloyd (Flow Consultants Ltd), Mr Roger Wilkins, Prof. Mark Whitehorn and one member of the press

P21/33 Apologies

[Local Government Act 1972 S85 \(1\)](#)

None. All members present.

P21/34 Declarations of Interest and written requests for dispensation

[Local Authorities \(Model Code of Conduct\) Order 2007 SI No. 1159](#)

No written requests for dispensation had been received.

P21/35 Minutes

[Local Government Act 1972 Sch 12 para 41\(1\)](#)

The Minutes of the meeting held on Monday 15th March, 2021 were approved as a correct record and signed by the Chairman.

P21/36 Chairman's Announcements and Correspondence

Cllr Page welcomed all those in attendance to the last Planning & Economic Development committee meeting of the 2020/21 municipal year. Cllr Page notified members of his intention to retire from the Town Council on Friday 7th May, and he thanked all the current and past members for their contributions during his 10-years as a Town Councillor. The Mayor, Cllr Brunsdon, thanked Cllr Page for his dedication to the committee and the Town Council.

Former depot site, Panniers Lane

Members noted the following response received from Andrew Husband of Herefordshire Council following the Town Council's request for the former depot site to be included in the zoning of employment land in the updated Local Plan: -

- The plan is due for completion by mid-2024.
- Identification / protection of employment land will be considered during the preparation of the plan and the Town Council will be consulted at key stages.
- No current plans to reinstate the site for highways maintenance purposes, however, all reasonable options shall be assessed, and the Town Council's suggestions will be considered.

Initials

Date/2021

P21/37 Planning Application 190111 - (Land at Flaggoners Green south of the A44, west of Panniers Lane, east of Chanctonbury and north of Pencombe Lane Bromyard)

1. To receive and consider the independent Highways Engineer Report from John Lloyd of Flow Consult Ltd, regarding access issues in respect of application 190111. Copy herewith. This report was commissioned by Council (29.03.2021 - Minute C21/33, 1.3.1 refers)

The Chairman invited Mr Lloyd to present his report, which was circulated to members prior to the meeting, for their consideration. A question and answer session followed.

Members were in complete agreement with the findings of the report.

IT WAS RESOLVED that a final version of the report be submitted to Herefordshire Council, together with a covering letter containing the following text: -

Bromyard Town Council does not believe that any of these matters can be deferred to detailed application stage because an outline consent, with all matters reserved, except access, must show that the access is deliverable now in order that the development is deliverable in the future.

Mr Lloyd confirmed that he will issue a final version of his report to the Town Clerk for submission to Herefordshire Council on Tuesday 4th May.

Members thanked Mr Lloyd for his comprehensive report.

At this point it was resolved to suspend Standing Order 3w to complete the remaining business on the agenda.

2. Members were requested to consider:

- a) That John Lloyd BSc (Hons) MSc MCIHT of Flow Consult Ltd, be engaged to represent the Town Council at the Herefordshire Council Planning Committee when the application is considered for determination.

IT WAS RESOLVED that Mr Lloyd, be engaged to represent the Town Council at the Herefordshire Council Planning Committee when the application is considered for determination.

- b) For clarification purposes Cllr Page proposed the following change to the wording of this agenda item: - *That in the event of an appeal the Town Council be recommended to appoint Flow Consultants Ltd to lead for the Town Council.*

IT WAS RESOLVED that in the event of an appeal, the Town Council be recommended to appoint Flow Consultants Ltd to lead for the Town Council.

Initials

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Cllr Law, Ward Cllr Shaw, John Lloyd (Flow Consultants Ltd), Mr Roger Wilkins, Prof. Mark Whitehorn left the meeting.

P21/38 Planning Applications

Members considered the following planning applications prior to determination by Herefordshire Council:

1. P203829/F Old Grammar School site, Church Street, Bromyard, HR7 4DP

Proposed conversion of former office building into 3 new dwelling.

Members considered this application, together with a technical note, as prepared by Hydro Electric Services. Members acknowledged a slight betterment in the application as regards phosphates were concerned.

Following discussion, **it was RESOLVED** that the Town Council's previous objection be withdrawn, based on the evidence provided in the Hydro technical note.

2. P210715/F Land at Rowden Abbey Farm, Wacton Lane, Winslow HR7 4LS

Retrospective application for the siting of a mobile home and extension for a three-year period.

IT WAS RESOLVED support the application.

3. P210817/K Nunwell House 6 Pump Street Bromyard, HR7 4BY

Cherry Tree (1 on plan) - Reduce extent of branches by about one-third to one-half to return it to a more regular shape. Plum Tree (2 on plan) - Reduce extent of branches by about one-third to one half to return it to a more regular shape. Clump of Beech Trees (3 on plan) - The intention is to reduce the Crown by about 30%. Walnut Tree (4 on plan) Reduce branches and cut back other branches, reduce height. Reduce crown by 30%.

IT WAS RESOLVED to support the application.

4. P210928/K The Coach House 37 Rowberry Street Bromyard, HR7 4DT

T1. Oak - Reduce back lateral branches overhanging neighbouring properties to suitable growth points where possible. Minimal reduction to the height, as is necessary to create a balanced crown. removal of major deadwood and general crown tidy. T2. Robinia - minor reduction of overhang from adjacent garden.

IT WAS RESOLVED to support the application.

5. P210874/F Land adjacent to Liongrove Crowels Ash, Pencombe, Bromyard

Proposed retirement self-build dwelling.

IT WAS RESOLVED not to support the application on the grounds of non-compliance with Policies RA2 and RA3 of the Herefordshire Core Strategy.

Initials

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P21/39 Planning Applications

Members noted the application where a decision was made under delegated authority.

1. **P210488/FH** The Lilacs Bromyard, HR7 4LW
Proposed relocation of domestic oil tank to front of house. Raise existing garage roof by 30cm. Construct hobby room, conservatory, and link to house.
TC Supported (conditional)

P21/40 Herefordshire Council Planning Determinations

Members noted the following determinations made by Herefordshire Council on applications previously considered by Bromyard & Winslow Town Council.

1. **P210038/F The Wells, Green Lane, HR7 4RZ**
Creation of a 12 plot Glamping site using Airstream Caravans including a utility and reception building.
DECISION: WITHDRAWN
TC Supported (conditional)
2. **P210360/F 21 Broad Street, Bromyard HR7 4BT**
Change of use of first floor to become a seminar room and second floor to become an office.
DECISION: APPROVED WITH CONDITIONS
TC Supported

P21/41 Slow Ways Initiative

To consider a request from a local Bromyard resident to support the Slow Ways initiative to map walking routes in the local area. See attached information sheet. Further details available at <https://slowways.uk/>

IT WAS RESOLVED that this matter be referred to the Full Council for consideration.

There being no further business to transact, the Chairman closed the meeting at 8:32pm

Signed Date