



BROMYARD & WINSLOW TOWN COUNCIL

PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

Minutes of an Ordinary Meeting held on
Monday 3rd July, 2023 at 7:00pm in the Council Chamber,
Council Offices, Bromyard

Minutes
P23/32 – P23/40

Members Present: Cllrs G Churchill (Chairman), R Page, L Law, F Clark, M Stevens,
L Holman, and P Andrews.

Officers Present: Jennifer Eva (Committee Officer), Karen Mitchell (Town Clerk)

In attendance: Ward Cllr Clare Davies, Russell Smith (McLoughlin Planning) and
Robert Winstone (Vistry Group), and five members of the public.

The Committee observed a one-minute silence following the death of Mr Trevor Smith who served the community as a Town Councillor between December 2010 and May 2019.

P23/32 Apologies

Local Government Act 1972 S85 (1)

All members were present.

P23/33 Declarations of Interest and written requests for dispensation

Local Authorities (Model Code of Conduct) Order 2007 SI No. 1159

None.

P23/34 To receive, confirm as a correct records and sign the Minutes of the meeting held on Tuesday 30th May, 2023.

LGA 1972 Sch 12 para 41(1)

Members considered the draft minutes. It was noted that Cllr Andrews was present at the last meeting, however, his name had been omitted from the list of those members present.

It was RESOLVED to accept the Minutes as an accurate record with the addition of Cllr Andrews name to the Members Present section.

P23/35 Presentation

A presentation in relation to the current planning application (163932) at Hardwick Bank was provided by Mr Russell Smith (McLoughlin Group) and Mr Robert Winstone (Vistry Group), the planning agents acting on behalf of Bovis Homes.

The presentation focused on access routes to and from the development site. Plans for the footpath network and cycleways plans were clarified. The following points were raised.

- The original proposal did not include a footway along the A44 as the developers felt this was unsafe, however Herefordshire Council's Planning Officers had advised that this should form part of the application.
- Alternative access points along Winslow Road are available. The revised scheme for 250 x dwellings is deliverable without the need for a footway along the A44.

- The Developers had been informed that the application would be determined by Herefordshire Council Planning Officers under the scheme of delegation.

Ward Cllr Davies confirmed that she would request that this application is re-directed for decision by Herefordshire Council's Planning and Regulatory Committee.

Following the presentation, Mr Smith and Mr Winstone answered several questions relating to the access plans, predominantly concerning the footway along the A44, from both the committee and members of the public.

Mr Smith and Mr Winstone acknowledged the concerns raised regarding the safety of the footways and landownership but confirmed that this route is the preferred option to the site of Herefordshire Council, the Highways and Planning Authority.

P23/36 Planning Applications

To comment on planning applications to be determined by Herefordshire Council.

1. [Planning Re-consultation - 163932 - Land at Hardwick Bank, Bromyard](#)
Outline planning application for a sustainable urban extension comprising: up-to 250 dwellings; open space, allotments, and landscaping; school expansion land; areas of children's play; sustainable urban drainage infrastructure; internal roads; and associated infrastructure. Detailed approval is sought for principal means of access and layout with all other matters reserved.
Type: Outline.

The Chairman permitted Professor Whitehorn to address the committee in relation to his concerns about pedestrian safety and the plans for a footway along the A44.

Members considered a Notice of Motion, proposed by Cllr R Page and seconded by Cllr Andrews as detailed on the agenda.

It was RESOLVED, that this Committee, whilst recognising that the application is applicable to the designated development site as proposed by the Town Council to be included in the Local Development Plan 2011-31 and is therefore supported in principle, the Committee must oppose this particular application which continues to rely on a pedestrian access along the northern route (A44) without any legal certainty of deliverability.

2. [P231877/K Rose & Lion Inn, 5 New Road, Bromyard, HR7 4AJ](#)
Proposal: T1. Yew Tree (*Taxus baccata*) - Re-reduce the canopy by around 30%.
Type: Works to Trees in a Conservation Area.
It was RESOLVED to SUPPORT this application.

3. [P230287/L 2-4 Broad Street, Bromyard, HR7 4BT](#)
Proposal: Replacement of 3 windows.
Type: Listed Building Consent.

It was RESOLVED to OBJECT to this application based on comments made in the Historic Buildings Officer's Report.

4. [P231308/CD4 Land & buildings adjacent Ashfield House, Hereford Road, Bromyard, HR7 4ET](#)
Proposal: Change of use to car sales.
Type: Council Development Reg 4.

It was RESOLVED to SUPPORT this application.

5. [P231395/U 21-23 Rowberry Street, Bromyard, HR7 4DT.](#)
Proposal: Certificate of Lawfulness for the existing demolition of former factory building in connection with lawful implementation of planning permission 182588/F dated 8th August 2019.
Type: Certificate of Lawfulness (CLEUD).

It was RESOLVED to SUPPORT this application.

P23/37 Planning Decisions

Members noted the following planning decision as determined by Herefordshire Council.

1. [P230874/F The Longlands, Lower Hardwick Lane, Winslow, Herefordshire, HR7 4LN](#)

Proposed agricultural building for storage of implements, straw, hay, machinery, and sheep housing.
Type: Planning Permission

HC Decision: [Approved with conditions.](#)

P23/38 Bromyard Heritage Trail

Members considered approval for a re-print of 2,500 copies of the Bromyard Heritage Trail leaflets.

It was noted that the leaflets were created prior to the establishment of the Town Council's official tourism website and as such, Destination Bromyard is not currently listed.

It was RESOLVED to provide the funding to re-print the Bromyard Heritage Trail leaflets and to include the website link to Destination Bromyard.

P23/39 Herefordshire Minerals & Waste Local Plan Main Modifications Consultation

The Town Council is notified that the Minerals and Waste Local Plan (MWLP) is currently being examined by Government-appointed Planning Inspectors.

In November 2022, hearing sessions were held. Following this the Inspectors recommended several amendments, as set out in a *Schedule of Main Modifications and Minor Changes*. The Main Modifications are considered necessary to make the Plan 'sound'.

An 8-week public consultation on the Main Modifications and their associated Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA) reports, is taking place between **26th June and 21st August 2023**. Consultation documents, together with representation forms and a tracked changes version of the MWLP, can be found on Herefordshire Council's website [here](#).

Representations can only be made on the Main Modifications and/or on the SA and HRA reports and not on other parts of the MWLP. The minor changes set out in the *Schedule of Main Modifications and Minor Changes* relate primarily to simple factual updates and corrections and are not part of this consultation. They have been published for purposes of clarity and information only.

It was RESOLVED to defer consideration to the 7th August meeting to allow Cllr Churchill to prepare a written report on the Herefordshire Minerals & Waste Local Plan Main Modifications Consultation.

P23/40 Correspondence

None.

There being no further business to transact, the Chairman closed the meeting at 8:30pm.

Signed Date