



BROMYARD & WINSLOW TOWN COUNCIL

PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

Minutes of an Ordinary Meeting held on
Tuesday 12th December, 2023 at 7:00pm in the Council Chamber,
Council Offices, Bromyard

Minutes
P23/65 – P23/74

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

Officers Present: Jennifer Eva (Committee Officer)
In attendance: Ward Cllr C Davies and 2 members of the public.

P23/65 Apologies

Local Government Act 1972 S85 (1)

All members were present.

P23/66 Declarations of Interest and written requests for dispensation

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

The following declarations of interests were made by Cllrs. Churchill and Page.

P23/68.1 Planning Application 163932, Land at Hardwick Bank, Bromyard.
Cllr. Churchill declared an "other registerable interest" in this item as she is related to a resident who owns land adjacent to the site.

P23/66.4 Planning Application 233192/F Keep Hill, Bromyard.
Cllr. Page declared a "disclosable pecuniary interest" in this item as he was paid for providing the applicants with pre-application consultation.

P23/71 A44 Banners

Cllr. Page declared a "non-registerable interest" in this item as the partner of one of his relatives may submit a quotation for this project.

P23/67 To receive, confirm as a correct record and sign the Minutes of the meeting held on Monday 6th November, 2023.

LGA 1972 Sch 12 para 41(1)

It was RESOLVED to accept the Minutes as an accurate record.

P23/68 Planning Applications

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

1. Planning Re-consultation - 163932 - Land at Hardwick Bank, Bromyard

Cllr. Churchill reiterated her interest in this item and left the meeting and returned after its conclusion. Cllr. Page presided over this item as Vice Chairman.

Outline planning application for a sustainable urban extension comprising of 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.

The planning agents for this application were unavailable to attend the meeting, however, they did provide the committee with an overview of the recent amendments to the plans at the last committee meeting in November.

It was RESOLVED to accept this proposal in principle.

2. P233400/FH 6 Old Coach Yard, Rowberry Street, Bromyard, HR7 4FH.
Proposed greenhouse.

It was RESOLVED to SUPPORT this application.

3. P233285/F Rowden Abbey Farm, Winslow, Bromyard, HR7 4LS.
Proposed conversion of agricultural building to a dwelling (Amendments to Class Q permission P221795/PA4).

It was RESOLVED to SUPPORT this application.

4. P233192/F Keep Hill, Bromyard, HR7 4SX.
Cllr. Page reiterated his interest in this item and left the meeting and returned after its conclusion.
Translocation of a section of hedge back from road by approximately 1 meter to improve visibility and safety at a busy farm access on to the A44.
It was RESOLVED to SUPPORT this application.

5. P233101/K 38 High Street, Bromyard, HR7 4AE.
Proposed works to T1 Holly - poor form, upper crown dieback - fell. T2 Thuja plicata - overly dominant and shade casting - fell. Works to Trees in a Conservation Area.
It was RESOLVED to SUPPORT this application.

P23/69 Planning Decisions

Members noted recent planning decisions determined by Herefordshire Council.

1. P190111/O Land at Flaggoners Green, South of the A44, West of Panniers Lane, East of Chanctonbury and North of Pencombe Lane Bromyard.

PENDING S106 AGREEMENT - Outline planning 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.

HC Decision: Refused.

TC Comment: Object.

2. P233119/PA7 Land off U65203 to the west of B4214, Winslow, Bromyard.
Application for prior notification for a steel framed agricultural machinery storage building. Type: All others - Prior Approval

HC Decision: Prior Approval Refused.

TC Comment: Not required.

- P23/70 P190111/O Land at Flaggoners Green, South of the A44, West of Panniers Lane, East of Chanctonbury and North of Pencombe Lane, Bromyard.**
Members considered whether to employ the expert services of Mr John Lloyd of Flow Consult Ltd, to represent the views of the Town Council, should this appeal go to a public hearing.

It was RESOLVED that the Full Council be recommended to appoint Flow Consult to represent the Town Council if the planning application goes to appeal.

As part of this appointment, the committee invited Professor Mark Whitehorn, who was present at the meeting, to work collaboratively with Mr Lloyd if a response to a future appeal is required. This would be on a pro bono basis. Professor Whitehorn accepted the committee's invitation.

P23/71 A44 Banners

Cllr. Page reiterated his interest in this item and left the meeting and returned after its conclusion.

Members considered setting up a working group to oversee the design submissions for the creation of six new banners on the A44. The working group will liaise with designers and present their findings to the Planning and Economic Development Committee on 5th February. The final design choice will be made by the Full Council on 26th February, 2024.

It was RESOLVED to appoint Cllrs. Andrews, Churchill, Holman, and Law to the working group.

P23/72 Terms of Reference (TORs)

Members noted that at the last meeting where the TORs were approved, an error in the Committee Membership section was identified.

It was RESOLVED to amend the current Committee Membership from 5 members to 7, in line with the Council's other committees.

P23/73 Herefordshire Minerals and Waste Local Plan (HMWLP)

Members noted that Herefordshire Council has received the Inspectors' Final Report on the Examination of the HMWLP on 31 October 2023. Receipt of the Inspectors' Report marks the end of the Examination.

The Inspectors' Report and the Schedule of Main Modifications are available to view online <https://www.herefordshire.gov.uk/local-plan-1/minerals-waste-local-plan/4>

P23/74 S106 Online Drop in Sessions

Members noted that the Chairman be attending a 1:1 drop-in session with Herefordshire Council's S106 Team on Wednesday 20th December from 1pm – 1:30pm.

The Chairman was asked to raise the following question in relation to current S106 projects in Bromyard.

Q. What is the progress of plans to improve the footway from Porthouse Rise to the Co-op?

Cllr. Page will join the Chairman and Committee Clerk at the Council Offices for the online meeting.

P23/75 Correspondence

Members noted the following correspondence.

1. Email received on 28.11.2023 from a local resident with concerns in relation to the deterioration of Bromyard's heritage buildings; Tower Hill House, Hop Pole, old Magistrates Court, old Police Station.

The Town Council has no legal powers of enforcement to ensure buildings are maintained in a safe and respectful manner by the owners. This power is the responsibility of Herefordshire Council and their Historic Building Conservation Officers.

It was RESOLVED to invite the Historic Buildings Officer to a meeting in Bromyard to discuss the Town Council's concerns regarding the failing condition of some of the heritage buildings in town and what action Herefordshire Council will take to protect them.

A response to Herefordshire Council regarding concerns raised about the condition and safety of the Hop Pole and the old Magistrates Court will be considered by the Full Council, at a meeting on Monday 18th December, 2023.

2. Engagement of Parish and Town Council with the County Plan Consultation Herefordshire Council is in the process of developing a new County Plan for 2024-2028. The County Plan highlights the Council's ambitions for the next four years and the outcomes they want to achieve for people who live and work in Herefordshire. As part of this process, Herefordshire Council is undertaking a series of consultation events both face-to-face and online. Dates and times of these sessions will be circulated via email to members.

3. S106 Portfolio of Works Delivery Update - Parish Briefing Notes
Approved meeting notes for information, from the meetings held 01/12/2023 & 04/12/2023– S106 Portfolio of Works Delivery Update

There being no further business to transact, the Chairman closed the meeting at 8:10pm.

Signed Date