



BROMYARD & WINSLOW TOWN COUNCIL

PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

Minutes of an Ordinary Meeting held on
Monday 8th January, 2024 at 7:00pm in the Council Chamber,
Council Offices, Bromyard

Minutes
P24/01 – P24/10

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

Officers Present: Jennifer Eva (Committee Officer)
In attendance: Ward Cllr C Davies, Russell Smith (Vistry), Robert Winstone (Vistry), 2 members of the public and via MS Teams Mr Gregg Speller, Section 106 Senior Project Manager – Highways & Transport, Herefordshire Council (HC).

P24/01 Apologies

Local Government Act 1972 S85 (1)

Apologies for absence were received from Cllr Stevens (personal appointment).

P24/02 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. Andrews, Churchill, and Page.

P24/05 Opulent Property Group - pre-application presentation.

Cllr Andrews declared a “disclosable pecuniary interest” in this item as he has recently been paid for PR work by Opulent Property Group.

P24/05 Opulent Property Group - pre-application presentation.

Cllr Page declared a “disclosable pecuniary interest” in this item as he has recently been paid for consultancy work by Opulent Property Group.

P24/06 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.

P24/03 To receive, confirm as a correct record and sign the Minutes of the meeting held on Tuesday 12th December, 2023.

LGA 1972 Sch 12 para 41(1)

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

P24/04 Porthouse Rise Footpath Update

Members received the following update from Mr Gregg Speller on the development of a footway from Porthouse Rise to Winslow Road.

The project will widen existing sections of the footway from Porthouse Rise via Tenbury Road to Winslow Road to allow for better pedestrian safety and access. New accesses will be installed for dropped crossings which will include tactile

paving. Tactile paving on existing crossing points will be upgraded to a modern standard.

The project is still in the early stages of design and has not yet been considered by the HC Highways Team. Mr Speller confirmed that he will attend the committee meeting in March to update members further. It is anticipated that the groundworks for this project will start by the summertime.

Members noted that the S106 budget for Bromyard and Winslow currently stands at £126,595.34 which is for highways and transport projects only.

Mr Speller left the meeting after the conclusion of this item.

Cllrs Andrews and Page declared “disclosable pecuniary interests” in the following item as they have been paid for their services by Opulent Property Group.

P24/05 Opulent Property Group - pre-application presentation.

Members did not receive a pre-application presentation from Opulent Property Group (OPG) in relation to plans for the development of a care home facility, diagnostic centre, medical surgery, and youth facilities, on land at Porthouse Rise, as a from OPG did not attend the meeting as planned.

As this item was not considered or discussed, Cllrs Andrews and Page were not required to leave the meeting.

Cllr. Churchill declared an “other registerable interest’ in the following item as she is related to a resident who owns land adjacent to the site. Cllr Churchill left the meeting for the duration of this item and Cllr Page took over as the Chair.

P24/06 P163932/0 Hardwick Bank application

Members received a verbal update from Cllr Page and considered any necessary action required.

At the last committee meeting in December 2023, members resolved to support this application following the removal of the pedestrian access onto the busy A44 by the applicant.

Subsequently, the Planning Authority (HC) have formulated a set of Conditions relating to this application for approval by the Planning and Regulatory Committee at the meeting on 17th January.

Cllr Page stated that Condition 36, as below, fundamentally undermines the Town Council’s decision to support this application. This condition is not subject to public consultation and, since there is no chance of further consultation, the Town Council's only route is to express its views directly to members of the Planning and Regulatory Committee.

“For a period of 5 years from the date of this permission, should development to the south of the A44 and / or the extension of the Hardwick Bank Strategic Site in an easterly direction to Tenbury Road be permitted, a 3-metre wide strip of land on the eastern side of the access road between the A44 and the shared

footway/cycleway along the spine road shall be made available for adoption by Herefordshire Council and shall be kept free of development and any landscaping, in order to provide links to the wider network.”

Cllr Page tabled a draft letter for distribution to each member of the Herefordshire Council Planning and Regulatory Committee.

Three corrections to the draft text were identified, as follows:

- Page 1, paragraph 1 add underlined text, as follows “*after all matters reserved except access and detailed layout”.*
- Page 1, last paragraph – change date from 2014 to 2023.
- Full letter – correct Condition 9 to Condition 36.

It was RESOLVED with the above amendments to approve the letter for distribution to members of the Planning and Regulatory Committee.

It was RESOLVED that Cllr Page will represent the views of the Town Council at the Herefordshire Council Planning and Regulatory Committee meeting on 17th January 2024.

Mr Smith (Vistry), Mr Winstone (Vistry), Cllr Davies and a member of the public left the meeting.

P24/07 Planning Applications

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

1. [P233659/F, Land at 1 Ash Crescent, Bromyard, HR7 4QG](#)
Proposed dwelling.
Type: Planning Permission.

It was RESOLVED not to comment on this application formally, as members were unclear regarding the ownership of this land.

2. [P233580/F, Micron, Porthouse Industrial Estate, Bromyard, HR7 4NS](#)
Proposed construction of a steel frame, single story extension to existing industrial building and associated cladding.

P24/08 Planning Decisions

Members noted a recent planning decision determined by Herefordshire Council.

1. P233574/PA7, Lower Winslow Farm, Winslow, Bromyard, HR7 4SE
Prior notification for a storage building for agricultural produce.
Type: All others - Prior Approval

HC Comment: [Prior approval not required.](#)

P24/09 A44 Banners

Members noted that two responses have been received in relation to the invitation to quote for the design and installation of the new banners.

The A44 banner working group will meet on Wednesday 10th January to consider each response.

P24/10 Correspondence - to note any correspondence received.
None.

There being no further business to transact, the Chairman closed the meeting at 8:15pm.

Signed Date