



## BROMYARD & WINSLOW TOWN COUNCIL

### PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

Minutes of an Ordinary Meeting held on  
Monday 3<sup>rd</sup> June, 2024 at 7:00pm in the Council Chamber,  
Council Offices, Bromyard

**Minutes**  
**P24/38 – P24/46**

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

Officers Present: Jennifer Eva (Committee Officer) and 5 members of the public, including Niall Waller (Bromyard Scouts Group Lead Volunteer).

**P24/38 Apologies**  
None.

*Local Government Act 1972 S85 (1)*

**P24/39 Declarations of Interest and written requests for dispensation**

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

Cllr Churchill declared a non-registerable interest in item P24/42 Appeal to the Secretary of State in relation to application P190111. Cllr Churchill will not take part in any discussion or voting for this item.

Cllr Andrews declared a disclosable pecuniary interest P24/43 Outdoor Market .3. Cllr Andrews to leave the meeting during discussion of this item.

**P24/40 To receive, confirm as a correct record and sign the Minutes of the meeting held on Tuesday 7<sup>th</sup> May, 2024**

*LGA 1972 Sch 12 para 41(1)*

**It was RESOLVED** to confirm the Minutes as an accurate record of the meeting.

*Members agreed to bring item P24/45 forward to enable the public to contribute their thoughts to this specific item.*

**P24/45 S106 Wish List Review and Recommendation**

*(Note: S106 agreements are legal agreements between local authorities and developers, which are used to mitigate the impacts of development proposals).*

Members reviewed the s106 wish list for Bromyard and Winslow, copies having been circulated, and considered any new suggestions, to provide a prioritised recommendation for Full Council consideration.

The Chairman invited Mr Niall Waller to address the committee with his suggestions for items to be included on the Council's s106 wish list.

Mr Waller, speaking on behalf of Bromyard Scouts, Guides and other youth organisations, explained that these groups are need of a dedicated meeting / storage space with appropriate facilities. The dedicated space could be in the form

of existing building, or a new purpose built one that could be used as a hub by each group.

The Chairman confirmed her support for this proposal which was fully supported by the committee.

**It was RESOLVED** to amend the existing list, as below, for consideration by Full Council in July 2024.

#### S106 Wish List

- **REMOVE:** as technically not possible.  
Improvements to bus stops on the bypass – provide new pull in points and shelters.
- **KEEP:** Improvements to the A44, Old Road to Panniers Lane junction at Flaggoners Green.
- **KEEP:** Improvements and extension to the cemetery.
- **KEEP:** Development of a permanent festival site and car park (including toilets).
- **KEEP:** Improvements to proposed Gateway to Bromyard greenway, along the former railway line.
- **ADD:** Provision of dedicated meeting facility for Bromyard's Youth Groups.
- **ADD:** Purchase of new outdoor play equipment for Kempson Players.

*Mr Waller left the meeting at 7:15pm.*

#### **P24/41 Planning Applications**

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

Members considered each application.

1. [P241003/F - Land at 21-23 & 31 Rowberry Street, Bromyard, HR7 4DT](#)  
Application for variation of condition 2 of permission 182588 (Proposed demolition of 21-23 Rowberry Street and replace with 6no. 2 bed residential units. Change of use and conversion of 31 Rowberry Street from car garage to 1no. 2 bed residential unit) - The application is made concurrent with a S96A to vary the description of development to reduce the new build element from 6 no. dwellings to 5 no. Type: Planning Permission.

**It was RESOLVED to SUPPORT** this application subject to it being nutrient neutral following a Habitats Assessment, as this development falls within the River Lugg Special Area of Conservation.

Members are concerned by the town's sewage infrastructure and would therefore seek improvements before any applications are allowed to commence.

2. [P241207/FH - 1 Winslow Road, Bromyard, HR7 4TN](#)  
Proposed first floor extension. Type: Full Householder.  
**It was RESOLVED to SUPPORT** this application.
3. [P241254/FH - 36-38 New Road, Bromyard, HR7 4AJ](#)  
Proposed single storey side extension. Type: Full Householder.  
**It was RESOLVED to SUPPORT** this application.

*Cllr Churchill declared a 'non-registerable' interest in the following item (P24/42) and took no part in the discussion or voting. Cllr Page presided over this item in his capacity as Vice Chairman of the committee.*

**P24/42 Appeal to the Secretary of State in relation to application P190111.**

**Application No & Site:** P190111 - Land at Flaggoners Green, South of the A44, West of Panniers Lane, East of Chanctonbury and North of Pencombe Lane, Bromyard, Herefordshire.

**Description:** 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.

**Appeal Reference:** APP/W1850/W/23/3334520

Members considered a draft response, as prepared by Cllr Page, in response to the appeal raised by Gladman Developments Ltd to the Secretary of State, against Herefordshire Council in relation to the Refusal of Planning Permission for application P190111.

**It was RESOLVED** to accept the response, as presented, and to submit it directly to the Planning Inspectorate, with two accompanying documents P24\_42, BWTC Bi and Bii. Cllr Churchill abstained from the vote.

Members were reminded that the appeal will be determined on the basis of a hearing and a site visit by an Inspector. The closing date to make comments or modify/withdraw any previous representations is 19<sup>th</sup> June 2024.

**P24/43 Outdoor Market**

1. Members considered purchasing 3 new gazebos for the monthly market, at a total cost of £600.00.

**It was RESOLVED** to purchase 3 new gazebos.

Going forwards the committee would like the Council's Street Maintenance Operative and Handy Person to inspect the gazebos after the Markets to ensure they are in good working order. Any defects or damage will be reported to the Town Clerk.

2. Members noted that with the agreement of the Chairman and Vice Chairman, 2 new gazebos were purchased in May, at a discounted price of £360.00.

*Cllr Andrews left the meeting during the discussion of the next item and returned after its conclusion.*

3. Members received and noted a report from the current Market Manager. They considered any necessary action required in relation to the promotion of the market, in addition to ways already used via the Town Council's [Destination Bromyard website](#) and social media pages ([Facebook](#) & [Instagram](#)).

Cllr Page suggested that the Council may opt to advertise the market for the

remainder of the contract (approximately 7mths) via a half page advert in the Bromyard.Info Magazine, at an approximate cost of £500.00.

The committee carefully considered the budget, as set for the market at £2,000. Following the purchase of 5 new gazebos and payment for the Road Closure Notice to Herefordshire Council the remaining funds would total £790.00.

Members also considered the current contract with the Manager, which states that the Contractor (Market Manager) will pay for all print media and promotion.

**It was RESOLVED** not to provide additional funding for advertising, as this is the responsibility of the Market Manager. The Town Council will liaise with the Bromyard Chamber to seek funding on behalf of the Market for advertising.

**P24/44 Neighbourhood Development Plan (NDP)**

Cllr Naomi Brookes provided an update following the last Steering Group meeting held on 29<sup>th</sup> May 2024, as follows.

- Steering Group (SG) – now includes 15 core members.
- 3 phased plan was presented to Full Council & SG with no objections.
  - Phase 1, April to June 2024 = the SG will hold a workshop to consider the visions and objectives for the NDP, engagement plan an evidence-based report from the Consultant.
  - Phase 2, June to October 2024 = Preparing the draft NDP for Statutory Regulation 14 Consultation.
  - Phase 3 = Publicising the draft plan and submitting it to Herefordshire Council and an Independent Examiner.
- The SG are currently looking at the evidence for the plan – which includes national planning policies relevant to Bromyard’s NDP, HC’s current Core Strategy and the Local Plan (which is in consultation). The SG have a raft of technical data to consider which includes 2021 census data (population, landscape, built heritage, retail etc). The SG needs to assess which other important pieces of technical data is missing, i.e., largest employer, travel data, current housing commitments, how the housing need was calculated etc, to create a framework for the NDP, ahead of the workshop at the end of June.
- The workshop will focus on answering legal and aspirational questions.
- Up-to-date information will be published on the [Town Council’s website](#).
- The Town Council will apply for funding from Locality.

*Cllr Page thanked Cllr Brookes for her detailed update.*

**P24/46 Correspondence**

None.

There being no further business to transact, the Chairman closed the meeting at 7:19pm.

Signed ..... Date .....