



BROMYARD & WINSLOW TOWN COUNCIL

PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

Minutes of an Ordinary Meeting held on
Monday 2nd December 2024 at 7:00 pm in the Council Chamber,
Council Offices, Bromyard

Minutes
P24/88 – P24/96

Members Present: N Brookes, G Churchill, L Holman, M Franklin, C Magson, and
R Page (Chair).

Officers Present: J Eva, Development Officer

Also Present: 15 members of the public.

P24/88 Apologies

Local Government Act 1972 S85 (1)

Apologies for absence were received and accepted from Cllrs Andrews
(personal), and P Nielsen (health).

P24/89 Declarations of Interest and written requests for dispensation

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

Cllr L Holman declared an 'Other Interest' in agenda item P24/92.1, as he is a
resident of New Road, Bromyard.

Cllr G Churchill declared an 'Other Interest' in agenda item P24/92.3, as she
knows the land owners of the proposed development site.

P24/90 Minutes

LGA 1972 Sch 12 para 41(1)

It was RESOLVED to receive, confirm as a correct record and sign the Minutes
of the meeting held on Monday 4th November 2024.

P24/91 Neighbourhood Development Plan (NDP)

Members received the following update on the development of the NDP from Cllr
N Brookes, Chair of the NDP Steering Group.

Design Code (DC):

- A DC helps to determine the visual and environmental character of a development and is an important part of the NDP.
- In November, members of the steering group met with Nick Beedie and Davide Colombe, design consultants from AECOM to discuss the needs of Bromyard's DC. The final DC, which is expected to be completed by May 2025 will reflect the towns historic centre, connectivity, green spaces, and sense of community. Following the meeting both men were given a guided tour around the town.
- Work has begun on zoning areas of Bromyard for specific parts of the DC (e.g., town centre, residential expansions, new development arc).

Transport Strategy & Housing Needs Assessment:

Work on these aspects is still ongoing.

Engagement:

- Following the leaflet drop to residents and businesses of the town the steering group has received over 90 individual submissions. The feedback is currently being analysed, with the results expected in the New Year. Cllr Brookes extended her thanks to all who submitted their ideas.
- A very successful workshop for community organisations was held on 13th November 2024.
- Face-to-face meetings have been held with representatives from the Hope Centre, Micron, Polytec, and Nunwell Surgery.

Linton Expansion:

Cllr Brookes has begun discussions with Rachel Jones (Herefordshire Council) to align the steering group's efforts with the Linton Expansion bid.

Next Steps:

- Ensure all engagement feedback is fully considered.
- Begin drafting policies for inclusion in the NDP in the New Year.
- Residents can submit any questions to the steering group via email:
NDP@bromyardandwinslow-tc.gov.uk

Cllr Brookes reminded members that the NDP is a legally binding document that governs land use in Bromyard over the next 20-years. It must be approved by an external examiner and then voted on by the residents of Bromyard and Winslow.

The Chair proposed adjusting the order of the agenda to bring item P24/92.3 forward, as several members of the public were in attendance for that specific application.

P24/92 Planning Applications

Members considered the following planning applications, which will be determined by Herefordshire Council.

3. P214307/RM - Land off Ashfield Way, Bromyard, Herefordshire.
Application for approval of reserved matters following outline approval 162261 (Proposed site for up to 80 dwellings, garages, parking, open space and indicative road layout).
Type: Approval of Reserved Matters.

The Chair invited members of the public to address the committee regarding the above application. It was agreed that Mr. Graham Collins, representing the Ashfield Way Residents Association, would speak on their behalf. Mr. Collins presented a detailed overview of the residents' concerns regarding the reserved matters and the information provided by the applicant.

After hearing from the residents' association, the committee discussed the application and raised several questions on key issues, including highways, water supply, public safety (particularly regarding the two basins), and drainage.

It was RESOLVED to:

1. Request that Herefordshire Council asks the applicant to provide detailed information on the issues outlined above, to allow the committee to give thorough consideration to the reserved matters.
2. Recommend to Full Council that it expresses its concern over issues raised, including highways, water supply, public safety (particularly regarding the two basins), and drainage. The Council to seek guidance and clarification from Herefordshire Council on whether this constitutes a new application and whether the existing application should be revoked.

*Cllr Churchill took no part in discussion of this item and abstained from voting.
Several members of the public left the meeting following the conclusion of this item.*

1. P242739/PIP - Land at 62 New Road, Bromyard, HR7 4AN
Application for Permission in Principle for 2 semi-detached dwellings.
Type: Permission in Principle.

It was RESOLVED to support the application in principle, pending the submission of a more detailed application that addresses concerns regarding parking plans and amenity. *Cllr Holman took no part in discussion of this item and abstained from voting.*

2. P242412/F & P242413/L - Bromyard and Winslow, Bromyard Bringsty, land at Threshing Barn, Rowden Abbey, Bromyard.
Change of use and conversion of building into single residential dwelling.
Type: Planning Permission.
Type: Listed Building Consent.

It was RESOLVED to support this application.

P24/93 Planning Decisions

Members noted that the following planning decision has recently been made by Herefordshire Council.

P242463/PBA - 34 & 36 Rowberry Street, Bromyard, HR7 4DT.

Application to determine if prior approval is required for a proposed change of use from former equine supplies business to one dwellinghouse, including repositioning of the staircase, insulating the external walls and replacing the existing roller shutter with a glazed screen.

Type: (Part 3) Class MA.

HC Decision: Prior Approval Not Required.

TC Comments: Support.

P24/94 Appeal: reference: APP/W1850/W/23/3334520

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.

Members received an update from the Chair, Cllr Page.

At the hearing on 13th August and the accompanied site visit on 14th August, the Planning Inspector, J. Burston, reviewed the appeal by Gladman Developments Ltd regarding the refusal of application P190111/O. Between the refusal and the appeal hearing, the applicant/appellant amended the application. The Inspector chose to consider this new, amended application despite it not having been submitted to the Local Planning Authority. The Chairman expressed concern that the Planning Inspector erred in law and therefore her decision was ultra vires.

It was RESOLVED to recommend to Full Council that a letter be sent to the Deputy Prime Minister and Secretary of State for Housing, Communities and Local Government. The letter will request that the Secretary of State reviews the matter, considers whether the Inspector’s decision was *ultra vires* and whether she could use her authority to quash the appeal decision and refer the application back to Herefordshire Council. The Chair, Vice-Chair and Clerk, will prepare a draft letter for consideration at the next Full Council meeting on 16th December 2024.

The remaining members of the public left the meeting.

P24/95 Outdoor Market

- Members considered setting up a working group to consider returned Invitations to Quote for management of the monthly outdoor market. The working group will make a recommendation to the January Planning & Economic Development Committee meeting.

It was RESOLVED to appoint the Chair, Vice-Chair and Cllr Magson to the working group.

- Members noted the timescales below for the Invitation to Quote process.

Key Dates	Action
27/11/ 2024	ITT Publication
11/12/2024	Deadline for clarification questions to the clerk
18/12/2024 (12 noon)	Deadline for submission of quotations
19/12/2024	Working group meet to consider applications
06/12/2025	Planning & Economic Development Committee to consider working group recommendation
07/01/2025	Notification of award of contract to applicants
01/02/2025	Contract start date

P24/96 Correspondence – none.

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

Signed Date