



BROMYARD & WINSLOW TOWN COUNCIL

PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

Minutes of an Ordinary Meeting held on
Monday 3rd March 2025 at 7:00 pm in the Council Chamber,
Council Offices, Bromyard

Minutes
P25/18 – P25/26

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

Officers Present: J Eva, Development Officer.

Also Present: Ward Councillor C Davies.

P25/18 Apologies

Local Government Act 1972 S85 (1)

Apologies for absence were received and accepted from Cllr M Stevens (illness).

P25/19 Declarations of Interest and written requests for dispensation

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

None.

P25/20 Exclusion of members of the Public and Press

The Public Bodies (Admission to meetings) Act 1960 Sec 1 (2)

It was RESOLVED that agenda item P25/25 Update from the Chairman on Hardwick Bank development P163932/O be dealt with after the public (including the press) have been excluded as publicity would prejudice the public interest by reason of the confidential nature of the business to be transacted.

P25/21 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 3rd February 2025.

P25/22 Planning Applications

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

1. P243281/O Land between Porthouse Rise and Porthouse, Industrial Estate Tenbury Road, Bromyard, Herefordshire, HR7 4NS.
Mixed use proposals using existing access points for a care home, extra care home, retail unit and nursery (change of use to existing).
Type: Outline.

The committee is very concerned that this application will contribute to the ongoing loss of industrial land to housing and commercial developments. Members feel strongly that employment land should be safeguarded for business and employment use. The proposed development is seen as likely to place undue strain on local GP services, and the siting of a children's nursery next to an industrial estate is regarded as inappropriate. Further concerns

include flooding, noise, and disturbances from housing next to industrial businesses, as well as a lack of sufficient water and sewage infrastructure.

Furthermore, the committee is deeply concerned about the issues surrounding the access plans outlined in this application. The increased traffic flow would impact junctions along Tenbury Road, Old Road, and Winslow Road. It would also exacerbate the existing traffic flow through the industrial site towards Winslow Road, making the junction more challenging.

It was unanimously RESOLVED to OBJECT to this application, citing the reasons listed above.

2. P250256/F & P250257/L 35 High Street, Bromyard Herefordshire, HR7 4AF
Rear extension to provide access staircase together with internal alterations to provide additional space for dispensing.
Type: Planning Permission & Listed Building Consent.

It was RESOLVED to SUPPORT these applications.

3. P242457 32 Old Road, Bromyard, Herefordshire, HR7 4BQ
Trimming of Yew tree to in line with lower window of house - removal of the top of the tree to ensure safety if tree subsides.
Type: Works to Trees in a Conservation Area.

It was RESOLVED to SUPPORT this application.

P25/23 Planning Decisions

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

P243081/A 1 The Pass, Bromyard, Herefordshire, HR7 4DJ

5.0m high freestanding pole sign.

Type: Advertisement consent.

HC decision: Approved with Conditions **TC decision:** Supported

Ward Cllr Davies left the meeting.

P25/24 Purchase of phosphate credits

Members noted the following update from the Chairman in relation to the amended scheme for the purchase of phosphate credits.

a. Payment

The Local Planning Authority (LPA) has changed the process for purchasing phosphates. Previously, developers had to pay in full upfront via an S106 Agreement, with refunds available if the application was unsuccessful, minus administration fees. Under the new system, applicants must pay a non-refundable 10% upfront, (subject to S106 agreement) with the remaining 90% phased between approval and the start of development.

b. Availability

All applications, including those for Bromyard, that were validated up until June 2021 can now be allocated phosphate credits from the Luston Wetland. At present, no phosphate credits are available for purchase for applications

validated after June 2021. The three significant developments in Bromyard that qualify for phosphate credits, having been validated before June 2021, are Ashfield Way, Hardwick Bank, and Flaggoners Green. It is expected that the Local Planning Authority (LPA) will review the phosphate issue in mid-2025 to explore how it can be addressed moving forward to facilitate development. This may include the creation of additional wetlands within the county.

In accordance with the resolution passed at Minute P25/20 the meeting moved to private session.

P25/25 Update on Hardwick Bank development P163932/O

The Chairman confirmed that on Tuesday 25th February 2025 Heads of Terms were exchanged between the LPA and Vistry Homes Ltd.

P25/26 Correspondence

None received

There being no further business to transact, the Chairman closed the meeting at 7:44pm.

Signed Date

