

LEDBURY TOWN COUNCIL

**MINUTES OF A MEETING OF THE
ECONOMIC DEVELOPMENT AND PLANNING COMMITTEE
HELD ON THURSDAY 7th SEPTEMBER 2017
IN THE TOWN COUNCIL OFFICES, LEDBURY**

PRESENT: Councillors: A Crowe (Chairman)
R Barnes A R Bradford
M Eakin M Eager
E Fieldhouse K Francis
A Manns J Roberts
H Wilce

IN ATTENDANCE: Mrs K Mitchell - Clerk to the Council
5 Members of the Public (part)

P.104 - 09.17 APOLOGIES

Apologies were received from Cllrs N Morris, J Simpson and A Warmington.

P.105 - 09.17 INTERESTS

None declared.

P.106 - 09.17 PUBLIC PARTICIPATION

Referring to P108-09.17, 9, The agent and architect for [173031](#) gave a powerpoint presentation in support of the development, summarising the key points of the planning application.

P.107 - 09.17 MINUTES

The Minutes of the Economic Development & Planning committee meeting held on 3rd August, 2017 were confirmed as a correct record.

P.108 - 09.17 PLANNING APPLICATIONS

Members commented on the following Planning Applications prior to determination by Herefordshire Council:-

1.	172635	Proposed removal of parts of ground floor internal walls and replace existing front door and frame with new door and frame at Cavendish House, 5 Church Street, Ledbury HR8 1DH.
		LISTED BUILDING CONSENT
		RESOLVED: To support the application.

2.	172369	<p>Proposed renovations and improvements. Single storey extensions to garage; porch extension and bay window extension at 11 Pound Meadow, Ledbury HR8 2EU.</p> <p style="text-align: right;">FULL HOUSEHOLDER</p> <p>RESOLVED: To support the application.</p>
3.	164107	<p>Application for Variation of Conditions 14 & 17 of planning permission P143116/O at Land to the South of Leadon Way, Ledbury. OUTLINE</p> <p>RESOLVED: Not to support the application on the following grounds:</p> <p style="padding-left: 40px;">Lack of a continuous footway on the west side of Martin's Way (Deer Park) causing concern over pedestrian safety. Lack of dropped kerbs for mobility scooter/wheelchair users.</p>
4.	172550	<p>Proposed demolition of existing workshop and erection of 2 new dwellings and car parking provision at 1 Bridge Street, Ledbury.</p> <p style="text-align: right;">PLANNING PERMISSION</p> <p>RESOLVED: Not to support the application on the following grounds:</p> <p style="padding-left: 40px;">Overdevelopment of the site. Concerns over access and egress</p>
5.	172782	<p>Part conversion of the existing garage to a study replacing the existing flat roof with a pitched roof and replacing the existing porch and bay window flat roof with a pitched roof at 5 Spring Grove, Ledbury HR8 2B. FULL HOUSEHOLDER</p> <p>RESOLVED: To support the application.</p>
6.	172754 & 172755	<p>Proposed conversion of section of outbuilding to provide ancillary living accommodation for dependant relative at Old Plaistow Ledbury Herefordshire HR8 2PU.</p> <p style="text-align: right;">FULL HOUSEHOLDER LISTED BUILDING CONSENT</p> <p>RESOLVED: To support the application.</p>
7.	172703	<p>Proposed first floor extension over existing garage and new rear extension at Pullum House, Wellington Heath, Ledbury Herefordshire HR8 1LN.</p> <p style="text-align: right;">FULL HOUSEHOLDER</p> <p>RESOLVED: To support the application.</p>

8.	172467 & 172468	<p>Following partial collapse of barn due to storm damage, clearing of debris recording & placing in safe storage sound timbers for future reconstruction, propping and stabilising remaining section of barn (retrospective) at Threshing Barn at Rhea Court, Rhea Lane, Ledbury HR8 2PT.</p> <p style="text-align: right;">PLANNING PERMISSION LISTED BUILDING CONSENT</p> <p>RESOLVED: To support the application.</p>
9.	173031	<p>Construction of an indoor auction centre with associated facilities and works including sales rooms, offices, café, parking and drainage, site and security manager live/work apartment and increase in the number of outdoor auctions from 12 to 15 and car boot sales from 32 to 50 per year at Land at Hazle Meadows, Ross Road, Ledbury HR8 2JQ.</p> <p style="text-align: right;">PLANNING PERMISSION</p> <p>RESOLVED: To support the application, subject to: Electric car charging points being provided within the site. Inclusion of new and improved walking and cycling infrastructure to promote sustainable transport and connectivity.</p> <p>The Committee requested that a representative of the Economic Development & Planning Committee be permitted to attend the site meeting arranged with the applicant and Herefordshire Council highways.</p>
10.	171972	<p>Consent to display 2 no. illuminated fascia signs, 3 no. non-illuminated fascia, 1 no. other sign illuminated, and 31 no. non illuminated other signs at Tesco Supermarket, Orchard Lane, Ledbury HR8 1DQ.</p> <p style="text-align: right;">ADVERTISEMENT CONSENT</p> <p>RESOLVED: To support the application.</p>
11.	172372	<p>Proposed office extension on farm at Redbank Farm, Ledbury HR8 2JL.</p> <p style="text-align: right;">PLANNING PERMISSION</p> <p>RESOLVED: To support the application.</p>
12.	172907	<p>Proposal to convert into one self contained 2 bedroom unit with a small amenity area at The Old Cart Shed, Fairtree Farm, Little Marcle Road, Ledbury HR8 2JL.</p> <p style="text-align: right;">(PART 3) CLASS Q PRIOR APPROVAL (COMMENTS IN LINE WITH CLASS Q REGULATIONS)</p> <p>RESOLVED: To support the application.</p>

13.	172758	Single storey extension to dwelling house. Replacement windows to front and side elevations, re-roofing to garage at Ridgeway, Newbury Park, Ledbury, Herefordshire, HR8 1AT FULL HOUSEHOLDER
		RESOLVED: To support the application.

P.109 - 09.17 WORKS TO TREES IN A CONSERVATION AREA

To comment on the following applications prior to determination by Herefordshire Council.

1.	172767	Proposed works to Beech (T1); Reduce crown in width by approx. 2.5 metres all round and lightly reduce in height to where previously cut to maintain a small compact canopy. Outgrowing situation at The Cloisters, Worcester Road, Ledbury HR8 1PL.
		RESOLVED: To support the application.
2.	173203	Fell 1 x Bay tree (T1) at Crispin House, 5 Church Lane, Ledbury HR8 1DW
		RESOLVED: Not to support the application due to insufficient information.

Cllr Eager requested that any future applications for works to trees be referred to the Town Council's Tree Warden for an opinion prior to consideration by the committee.

P.110 - 09.17 PLANNING APPLICATION DECISIONS

Members were circulated with an updated summary of determinations made by Herefordshire Council on planning applications previously considered by Ledbury Town Council.

RESOLVED: That the summary be noted.

P.111 - 09.17 TRAFFIC MANAGEMENT

Members received clarification on queries raised at the Economic Development & Planning Committee meeting held on 24th July 2017 pertaining to road signage estimates. (refer P.91-07.17 - *options and quotations previously circulated*)

Cllr Bradford voiced concerns about the appropriateness of spending parish funds on road signage when it should be the responsibility of the principle authority.

The Clerk reminded members that at the 24th July meeting the Committee had resolved '*to recommend to Full Council to agree in principle to approve the signage and road linings contained in the quote from Herefordshire Council in the sum of £4,004.51. Costs to be met from the current year's budget, with the overspend being taken from reserves and replaced in the next budget setting round*'.

Following further discussion, it was suggested that as the authority responsible for highways, Herefordshire Council be asked if it would be willing to contribute to the costs of the signage.

RESOLVED: That the Town Council be recommended to instruct BBLP to go ahead with the works.

P.112 - 09.17 CHARTER MARKET

Members considered the report from the Charter Market Working Party meeting held on 1st August 2017.

Following a lengthy discussion,

it was **RESOLVED: To adopt the report and that the recommendation to 'permit the Country Market to use the space underneath the Market House on Fridays for a trial period of 6 months' be put in hold until after the meeting with Country Market representatives has taken place.**

P.113 - 09.17 S106 LEGISLATION AND PRACTICE

Members reviewed the s106 list compiled by Cllrs A Crowe and R Barnes, copied having been previously circulated. (refer P.93-07.17).

One item was added to the public realm section: Improved lighting in the town car parks.

RESOLVED: That a meeting be arranged with the Herefordshire Council Planning Obligations Manager, Yvonne Coleman and Cllrs Crowe and Barnes to discuss the items on the revised list.

P.114 - 09.17 ROUNDABOUTS LICENCE TASK & FINISH GROUP

The Chairman gave details of the businesses who had expressed an interest in sponsoring a roundabout.

The approved draft licence will be sent out to all interested parties with a request to confirm their willingness to move forward. A meeting will be arranged to consider and allocate roundabouts to successful applicants.

P.115 - 09.17 TOWN CENTRE DEVELOPMENT MANAGER

Cllr Barnes relayed the comments of other Market Towns as discussed at a meeting of the Market Towns Forum on Wednesday, 22nd June 2017 (P.82-06.17 refers).

- Bromyard and Winslow Town Council was not in a position to share a TCDM;
- Leominster was not in a position at present to consider sharing a TCDM due to a recent restructure;
- Ross on Wye Town Council would need additional information including confirmation of the role, how the position would be shared and the cost, although at present it felt it was not in a position to share a TCDM;
- Kington Town Council was not in a position to share a TCDM;
- Hereford City Council felt it was the responsibility of the businesses to promote the town centre.

Members felt that any further discussion on the possibility of appointing a Town Centre Development Manger should be delayed until the conclusion of the operation review.

P.116 - 09.17 CONSULTATIONS

Members considered commenting upon the following Herefordshire Consultations:

1. The Minerals and Waste Local Plan Issues and Options paper Closing date for comments Friday 6th October 2017.

The Issues and options paper can be viewed online at the following web address: www.herefordshire.gov.uk/mineralsandwaste or within the county's libraries and info centres.

RESOLVED: That Members respond on an individual basis.

2. Rights of Way Improvement Plan (ROWIP)

The consultation closing date is Friday 10 November 2017.

The ROWIP can be viewed online at the following web address: [ROWIP 2017 to 2027](http://www.herefordshire.gov.uk/rowip)

RESOLVED: That Full Council be recommended to delegate authority to the Economic Development & Planning Committee to respond to the consultation.

P.117 - 09.17 STREET NAMING

Members considered a suggestion to name a road on the proposed housing development on the former cricket pitch site, New Street, as a tribute to the late Mr Geoff Fletcher.

Herefordshire Council Street naming and numbering policy
https://www.herefordshire.gov.uk/downloads/file/1857/street_naming_and_numbering_policy

RESOLVED: That Full Council be recommended to suggest that the street be named "Fletcher Way".

P.118 - 09.17 CORRESPONDENCE – FOR INFORMATION

The following correspondence was noted:

- Email from Herefordshire Council regarding Challenge Fund resurfacing works - Circulated by email.
- Email from Street Trading Licensing Officer advising that the snack van on the former Rowley Plastics site was due to start trading that week.

P.119 - 09.17 DATE OF NEXT MEETING AND ITEMS FOR THE AGENDA

The next meeting of the Economic Development & Planning Committee will be on Thursday, 5th October 2017.

Items for next agenda:

To consider adopting a policy that all new housing sites should have electric car charging points at every dwelling.

The meeting closed at 9.26pm.

CHAIRMAN..... DATE

DRAFT