



LEDBURY TOWN COUNCIL

MINUTES OF A MEETING OF THE ECONOMIC DEVELOPMENT AND PLANNING COMMITTEE HELD ON THURSDAY 31 MAY 2018 IN THE TOWN COUNCIL OFFICES, LEDBURY

COMMITTEE: A Bradford, M Eakin, A Harrison, E Harvey, J Hopkins, A Manns (Vice Chairman), N Morris, J Roberts, N Shields, A Warmington (Chairman), H Wilce

PRESENT: A Bradford, A Harrison, E Harvey, J Hopkins, A Manns (Vice Chairman) N Morris, J Roberts, N Shields, A Warmington (Chairman)

In attendance: 2 members of the public

P.46 - 05.18 APOLOGIES

Apologies were received from Councillor M Eakin.

P.47 - 05.18 INTERESTS

Cllr Roberts declared a non-pecuniary interest in Item 15.4.

P.48 - 05.18 PUBLIC PARTICIPATION

A member of the public requested that the committee's previous work towards a traffic management plan for the town be reprised and the plan progressed by the new committee as a matter of urgency.

Cllr Morris said he had requested at the last ED&P meeting that Traffic Management be out on the agenda for this meeting and was disappointed that it wasn't listed.

RESOLVED: That the previous working party minutes be reprised and that the traffic-related objectives from the Town Plan also be considered at an early meeting of a reinstated Traffic Management Working Party.

A member of the public expressed disappointment at the low level of local publicity given to the public consultation on the Reg-16 draft of the Ledbury NDP which concludes on 31 May (the night of the meeting). They questioned whether the consultations previously undertaken were sufficient to give adequate community understanding of and engagement with the plan. They were concerned about the proposed settlement boundary and the failure of the draft plan to allocate land for employment and for community and sporting facilities; that the future development of the retail core of the town was not considered. They requested that the committee review the actions which had been taken to address issues raised during the Reg-14 consultation and to seek assurance that the draft plan addresses the needs and priorities for the town before allowing the plan to progress to inspection.

P.49 - 05.18 MINUTES

The Minutes of the Economic Development and Planning Committee meeting held on 3rd May 2018, were confirmed as an accurate record.

P.50 - 05.18 PLANNING APPLICATIONS

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

1.	181404 & 181405	Proposed subdivision of existing retail unit to create two separate retail units and associated alteration to west elevation. Installation of external staircase to the rear to serve existing first floor at 4 High Street, HR8 1DU Planning Permission and Listed Building Consent
RESOLVED: To support the applications		
2.	181491	Proposed repair and replacement of windows. Repairs to roof and brickwork and external decoration at The Shell House, The Southend, Ledbury HR8 1BT Listed Building Consent
RESOLVED: To support the application		
3.	180577 & 180576	Proposed covered car port, new laundry room and potting shed, new entrance porch and internal bedroom alterations at The Frith, The Frith Lane, Wellington Heath, HR8 1LW Full Householder and Listed Building Consent
RESOLVED: To support the application		
4.	181065	Proposed porch at 7 Pound Close, Ledbury HR8 1SU Full Householder
RESOLVED: To support the application		
5.	181397	Proposed extension of existing garage and conversion to annexe for carer at 25 Jubilee Close, Ledbury HR8 2XA (<i>to also note representation from member of the public</i>) Full Householder
RESOLVED: To defer awaiting plans and further information in the absence of any information on the application– request extension for comment		
6.	174495	To make further representations regarding the proposed erection of up to 435 dwellings with public open space, landscaping and sustainable drainage system (SuDS) with all matters reserved at Dymock Road, Ledbury Outline Planning Permission
RESOLVED: To resubmit the council's previous comments unamended		

P. 51 - 05.18 TREE WORKS

		<p>Proposed works to T1 English Oak (<i>Quercus robur</i>). Tree has significant basal decay and awkwardly spreading ungainly canopy that doesn't lend itself to an attractive shape of reduced. Would like permission to essentially pollard the tree, but really first to retain the main stem as a stable, living habitat, with no long term plan to re-establish full canopy – owing to the decay. T2 – Black Pine (<i>Pinus nigra</i>). Tree is healthy but has some residual snow damaged limbs which require removal. Additionally, its close proximity to the property makes it a significant risk. Would like to reduce overhanging laterals by 20% at The Lodge, Ledbury HR8 1JA</p>
1.	181724	<p>Concerns were raised by the council's tree warden regarding the accuracy of the plans identifying the trees to be altered.</p> <p>RESOLVED: To request via the Chair of ED&P that the Locality Steward inspect the site; to request that Herefordshire Council ask the applicant provide the necessary evidence that the work needs to be done and assurance that it will be undertaken by suitably qualified people; and to provide plans which accurately mark the location of the trees</p>

P.52 - 05.18 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.

Chairman was requested to check that the previous chairman had actioned the resolution previously taken to write to Herefordshire Council expressing concern at the length of time being taken to process uncontroversial planning applications.

P.53 - 05.18 NOTICE OF APPEAL

Members were circulated with information regarding Appeal ref APP/W1850/W/18/3199584 made regarding Planning Consultation Ref 174745 (Land South of Leadon Way, Ledbury by Bovis Homes).

Representations to the appeal need to be submitted by 15 June. The committee debated whether the Town Council would like to make its own representation on the appeal.

RESOLVED: For the Town Council to make representations on this appeal to the

Secretary of State ahead of the deadline on 15 June.

RESOLVED: If a detailed submission is required by 15 June, that a Task & Finish Group be set up to draft a response.

RESOLVED: To approach the Civic Society to request that they consider making joint representations on this matter, and to do so ahead of their committee meeting on 4 June. Cllr N Morris was tasked to do this.

P.54 - 05.18 VARIATION OF PREMISES LICENCE

Members considered a Notification of Application for Variation of Premises Licence: Ali's Kebabs, Unit 19 Lower Road, Ledbury HR8 2DJ. Concern was expressed about extended operation at the weekends to 03:00.

In debate the following points were made:

- The existing licence was granted on appeal against officer recommendation
- The van has been operating for a while without complaints from local residents
- People work on the industrial estate round the clock
- The van currently operates until 01:00 in the morning
- An extension until 03:00 seems excessive in a small market town like Ledbury
- Is there any demand for this service at these hours?
- Will people from out of town be attracted to the location and create nuisance?
- Will any noise nuisance be more noticeable in the early hours of the morning?
- There have been a number of break-ins at the van and CCTV equipment has been installed.

RESOLVED: Not to support the application on grounds of public nuisance.

P.55 - 05.18 LEDBURY TOWN PLAN

Members were circulated with the reports of meetings of the Town Plan Working Group (TPWG) held on 20 March 2018 and 1 May 2018.

RESOLVED: That the reports be noted.

Cllr Shields, as a member of the TPWG extended an invitation to Cllr Warmington, as the new Chairman of ED&P, to attend the next meeting of the TPWG on 26 June.

Cllr Warmington accepted the invitation.

Cllr Harvey requested that the TPWG be asked to discuss any recommendations they wished to make for projects to be considered for funding by the Town Council during its budgeting for 2019-20.

Cllr Warmington agreed to make this request in writing to the Chairman of the TPWG.

P.56 - 05.18 CHARTER MARKET WORKING GROUP

The committee considered a report on the town's markets which had been received from Working Party meeting with Alan Ottey, National Association of British Market Authorities (NABMA). In debate the following points were made:

- The markets are an important part of Ledbury's history and is a potential asset and tourist attraction to the town
- Council staff are not expert in running the markets and are currently overloaded
- The review of staff responsibilities being undertaken by the Operational Review needs also to include how best to invest in and promote our charter markets
- Other local market towns take different approaches to operating their markets
- Ledbury's previous attempts to outsource the management of the markets have not been successful
- The working group needs re-establishing to review the effectiveness of past actions and to consider options for a future approach

RESOLVED: To re-establish the Charter Market Working Party to consider options for in-house management and outsourcing of the management of the Charter Markets.

P.57 - 05.18 NEIGHBOURHOOD DEVELOPMENT PLAN**P.57.01**

To reappraise the Committee's reacquired responsibility for the NDP;

In debate the following points were made:

- All the councillors who had been handling the NDP have recently resigned, leaving only a minority of current councillors actively supporting the plan in its present form.
- There are serious issues regarding a loss of understanding of why the plan contains what it does and why a number of apparently important planning issues have been omitted from the plan.
- There is no clarity regarding the location, security and editorial access to the NDP data archive.
- Need to re-establish councillor involvement in the NDP Working Group and all ED&P Committee members need to become fully familiar with the content of the current NDP.
- Need to invite members of the public from the NDP Working Group to a meeting to provide any additional information that is required and to obtain handover of any data which is not already held by the council.
- Need to receive feedback on Reg-16 consultation from Herefordshire Council and consider whether any of the issues/comments made require rework of the draft plan.

P.57.02

To question/comment on the content of the current Reg 16 document;

In debate the following points were made:

- Council has been misled. It is the owner of the NDP and is rightly able to consider issues not covered by suggestions from the public.
- The settlement boundary, as drawn, does not follow Herefordshire Council guidance.
- Land allocations for employment and community facilities have not been made and council has been misled as to the requirement for an immediately willing landowner in order to make such land allocations
- Options have not been consulted on where proposals from landowners have been rejected.
- If settlement boundaries are not robust they can be challenged by developers even after an NDP has been adopted.
- The Reg-16 document is able to be given some weight now in considering planning applications
- The earliest point at which the Ledbury NDP can go to a referendum is June 2019 – i.e. beyond the elections for a full council in May 2019.
- Difficult to make changes to Reg-16 document without going back to Reg-16 or even Reg-14. The council is presented with a fait accompli.
- Neither Parkway nor Staplow have been considered as hamlets in the parish and requests from the Wellington Heath NDP group do not seem to have been accommodated.

P.57.03

To discuss any outstanding concerns which may have been brought to Members' attention by the public.

In debate the following points were made:

- No information has been published by the NDP group covering changes made to the plan since Reg-14 (summer 2017)
- Comments made at Reg-14 are not available to councillors other than in the appendices to the Reg-16 Consultation Statement

RESOLVED: To set up a new NDP Working Party to review all documentation. To invite members of the public previously involved with the NDP to join.

Cllr Bradford left the meeting at this point.

P.58 - 05.18 FOOTPATH

The Committee was asked to consider paperwork from BBLP requesting that PRoW M293 be added to the definitive map, and noted that an email has been received, of support for the footpath, from a resident.

In debate the following points were made:

- The paperwork provided to the committee still does not include the crucial map, referred to in the document, which shows the route of the footpath in question.
- It is not possible to take a view on this without all the relevant information

RESOLVED: To request the missing map information.

P.59 - 05.18 CLOSURE OF LLOYDS BANK

To consider a response from the Council to the closure of Lloyds Bank October 2018.

In debate the following points were made:

- Concern at loss of another bank in the town – only two now active (Barclays and TSB) plus Post Office.
- What impact will this have on traders and businesses handling cash?
- Is there sufficient remaining night safe provision to provide safe deposit facility to business?
- Is there access to a credit union for local people?
- There are cashpoints at Tesco and Coop as well as Barclays
- Is it a lease termination issue? Could an extension to the lease for a few years make a difference to the decision?
- Is it possible to have a night safe provision in OneStop/Post Office?
- Is there an independent night safe service which can be provided for businesses in a suitable town location?

RESOLVED: For the Chairman to write to Lloyds expressing council concern at the proposed closure and asking if there is any possibility of the bank revisiting the decision and to TSB to ask if they might install a night safe.

P.60 - 05.18 CORRESPONDENCE

P.60.01

The Committee noted Planning Application made by Ledbury Town Council ref 191379 for Listed Building Consent regarding refurbishment works to Ledbury War Memorial.

P.60.02

To consider correspondence from Stuart Carvel (Senior Planner, Gladman Developments) requesting meeting with Ledbury Town Council.

RESOLVED: To accept invitation for councillors to meet with Gladman Developments, and to require that a Herefordshire Council Planning Officer is present. Chair to write to him accordingly.

P.60.03

To note correspondence from Abi Allock (Building Control, Herefordshire Council) saying that the council's suggested street names for the Ledbury Barret Homes development were received too late and would not be considered.

RESOLVED: To note the correspondence and to request that Herefordshire Council advise this council of the street names that are being proposed by Barratts. Chair to write to her accordingly.

P.60.04

The committee noted the Notifications by ADL Traffic & Highways Ltd:

- (i) To investigate the introduction of a 7.5 tonne weight limit on C1308 Falcon Lane; and
- (ii) To investigate the proposal of 40 mph or 50 mph speed restriction on the A417 at Parkway.

RESOLVED: To note the correspondence and to request that Herefordshire Council clarify what is being proposed for Parkway as the map provided is unhelpful. Chair to write to him accordingly.

P.60.05

The committee noted an email from member of the public regarding Ledbury Town Trail.

In debate the following points were made:

- The Town Trail is not currently designated as a footpath or cycleway – it is designated as amenity space
- Trail is therefore only managed reactively and is not part of a management plan for designated footpaths/cycleways
- The issue of its proper designation needs to be addressed

RESOLVED: To request that E&L consider a strategic management plan for all the town's green and amenity spaces, footpaths and cycleways and to keep ED&P and F&GP advised as regards their respective areas of responsibility.

P.61 - 05.18 DATE OF NEXT MEETING AND ITEMS FOR FUTURE AGENDAS

No items were suggested for future agendas by councillors in the meeting.

The date of the next, scheduled meeting of the Economic Development & Planning is 12th July 2018.

The meeting closed at 21.50pm

CHAIRMAN DATE