



**MINUTES OF A MEETING OF THE
ECONOMIC DEVELOPMENT AND PLANNING COMMITTEE
LEDBURY TOWN COUNCIL
HELD ON THURSDAY 12 JULY 2018
IN THE TOWN COUNCIL OFFICES, LEDBURY**

26 JUL 2018

PRESENT: Councillors A Bradford, M Eakin, E Harvey J Hopkins, P Howells, A Manns (Chairman), N Shields.

IN ATTENDANCE: Mrs C Tustin (minutes), and six members of the public.

P.62-07.18 APOLOGIES

Received from Councillors N Morris and A Warmington.

P.63-07.18 INTERESTS

None declared.

P.64-07.18 PUBLIC PARTICIPATION

Anthony Peake representing Ledbury Civic Society spoke with regard to the landscaping around the Masters House, stating his view that it would be tragic if there were any more delay in implementing the scheme.

Robin Oakey introduced himself as the owner of the barn but also a design, building and landscaping specialist; he also was disappointed that the original scheme which had planning permission had not gone forward, and thought it superior to the new proposal. He noted that there had been no consultation on the new plan and urged the council to take a close look at the new designs. His comments were supported by Mr Peake who had drawn up the original scheme.

P.65-07.18 MINUTES

The minutes of the Economic Development and Planning committee meeting held on 31 May 2018 were approved.

P.66-07.18 PLANNING APPLICATIONS

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

1	182112	Proposed erection of single storey extension at 55 Albert Road Ledbury Herefordshire HR8 2DN Full Householder RESOLVED: To support the application
2	182065	Proposed extension to front of home in order to create large kitchen. Single storey extension to existing structure at 41 Albert Road Ledbury Herefordshire HR8 2DN Full Householder RESOLVED: To support the application
3	181655 & 181656	Retrospective approval for the increase in height of the rear extension for a rear front door and new garden ornaments storage and fence at 20 The Southend, Ledbury, Herefordshire HR8 2EY Full Householder and Listed Building Consent RESOLVED: to defer to Listed Buildings

4	150041	<p>Landscaping at The Masters House, St Katherine's, High Street, Ledbury, Herefordshire HR8 1EA</p> <p>RESOLVED: to request Hereford to defer decision until availability of firm costed proposal and feasibility enquiries ref planning issues concerning suggested ramp which Oakey has offered to build FOC. (Hereford Council to be advised of concerns that planters in plan reduce space and increase cost where money could be used elsewhere.)</p>
5	181397	<p>Proposed extension of existing garage and conversion to annex at 25 Jubilee Close, Ledbury, Herefordshire HR8 2XA</p> <p>Full Householder</p> <p>RESOLVED: Not to support, due to encroachment and overdevelopment of plot.</p>
6	171532	<p>Proposal for outline planning permission with all matters reserved for future consideration with the exception of access for mixed use development at Land North of Viaduct adjoining Orchard Business Park Ledbury Herefordshire</p> <p>Planning re-consultation</p> <p>RESOLVED: to propose deferral while a meeting is called where stakeholder groups have the opportunity to voice any concerns.</p>
7	182133	<p>Proposed two storey extension at 9 Hopton Close, Ledbury, Herefordshire</p> <p>Full Householder</p> <p>RESOLVED: to support application</p>
8	182334	<p>Proposed installation of self bunded flame fuel Kingspan tank on concrete base with Armco barrier at Watson Petroleum, Ledbury, Herefordshire HR8 1LG</p> <p>Planning Permission</p> <p>RESOLVED: to support application</p>
9	182307	<p>Proposed repairs, interior alterations and two new and two replacement roof lights at Tudor Cottage, 18b High Street, Ledbury, Herefordshire HR8 1DS</p> <p>Listed Building Consent</p> <p>RESOLVED: to support application</p>

P.67-07.18 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.

P.68-07.18 NOTICES OF APPEAL

1. Reference 172550 at 1 Bridge Street, Ledbury: proposed demolition of existing workshop and erection of two dwellings and car parking provision.

RESOLVED: that we re-affirm our previous reasons for not supporting this application (overdevelopment and egress).

2. To note the withdrawal of the Bovis Appeal against Herefordshire Council for non-determination.

RESOLVED: withdrawal noted.

P.69-07.18 WORKING PARTY MEMBERSHIP

A paper showing current working party committees had been circulated and was amended as follows:

Emergency Planning – Cllrs Eakin, Manns, Shields; Cllr Hopkins would be prepared to give assistance.

It was noted that no emergency plan has yet been prepared and agreed that Herefordshire Council should be contacted to identify what they would like to be done at a local level, ideally that is not being done at other levels.

Charter Market – Cllrs Eakin, Manns and two members of the public (Dee and Lyn)

It was noted that the community (ie Ledbury Fringe, Traders Association, Food Group) should be encouraged to get involved with working parties.

Traffic Management – Cllrs Manns, Harvey

Roundabouts: it was felt that this group should more suitably come under Environment & Leisure and **AGREED** to defer to Organisational Review.

Town Promotion – Cllrs Morris, Howells. Again it was felt that Traders Association, Ledbury Places, Ledbury Area Development Trust... be encouraged to participate.

Town Plan – Cllrs Francis, Morris, Shields, Howells.

It was agreed to note at this point those present who would like to be included in a **Neighbourhood Plan group: Cllrs Eakin and Howells.**

P.70-07.18 LEDBURY TOWN PLAN

Members were circulated with the report of a meeting held on 26 June 2018. In relation to this it was felt that distinctions need to be made where there appears to be some overlap with other working parties.

P.71-07.18 ROUNDABOUT SPONSORSHIP

The committee noted and approved the updated planting plan received from Haygrove for the Little Marcle Road Roundabout.

P.72-07.18 LEDBURY NEIGHBOURHOOD DEVELOPMENT PLAN

1. 234 pages of responses had been received and it was agreed that, since it would be self evident to the Inspector, no specific response was needed.
2. To note the selection of an Inspector.
In debate the following points were made:
Concerning Reg-16 Cllr Harvey voiced concern of failure to follow process ref engagement with landowners and developers.
To follow process members need to properly consider comments made..
An audit trail of comments is necessary to prove that guidance was followed.
It is possible that HC planning may be hesitating to raise concern ref process failures and therefore allowing it to go forward, leading to failure at examination.
Cllr Harvey strongly recommends a meeting be called where it can properly be recorded that proper consideration has been given.
There was some disagreement between Cllrs Harvey and Howells on conformity for which evidence is needed.
Independent review gave recommendations which were taken on board.

There was a difference of opinion on whether approval had been given to go forward to examination.

RESOLVED that a special meeting be called to ensure that whole council can be assured that watertight procedures have been followed.

It was noted that neither Cllr Warmington nor Cllr Howells have authority to appoint Inspector; this needs to be ratified by full Council.

P.73-07.18 PUBLIC REALM IMPROVEMENTS

The draft report from Herefordshire Council had been late in arriving. It is a significant piece of work and warrants consideration and comment from all stakeholders involved in the original workshop.

P.74-07.18 INTEGRATED TRANSPORT FORUM

West Midlands Rail is looking at connectivity to achieve integrated systems and may be in a position to engage on our behalf with Network Rail.

It was proposed that this consultation is included in the previously agreed Public Realm meeting, to be circulated to all councillors for attendance; it should be held in time for feedback to be given by the end of August.

P.75-07.18 CORRESPONDENCE

1. It was proposed that footpath access from JMHS to New Street be put on agenda for next meeting. Meanwhile councillors should acquaint themselves with this, noting the footpath beside the Co-op supermarket. However, Cllr Harvey suggested that this should be fed into Public Realm documents.

RESOLVED : that this should be put on Public Realm agenda.

(It was noted that Ian Fountain, Footpaths Officer, should be given a copy of the Public Realm document, with the Clerk being copied in.)

2. It was accepted that work needs to be done concerning the area beneath the Market House and again this is something for the Public Realm discussion.

RESOLVED: that the member of the public who raised this be advised that the Council is currently considering a number of options in respect of the public realm, and also that we will be in touch with the Traders' Association; contact should also be passed in case he wants to become a member of that organisation himself.

3. Regarding Planning Consultation 174745 it was agreed that the impact of planning applications on St Katherine's surgery needs to be re-assessed. Health providers want to have a co-location and the Neighbourhood Development Plan has not given consideration to this – there are serious concerns about where land is allocated for health provision in the town centre. Cllr Shields referred to work of the Town Plan group in this respect and suggested they work together.

4. The email from Lloyds Banking Group referred to in the Agenda was not available for consideration.

5. Email from Bromyard and Wilmslow Town Council

Resolved: it was suggested they coordinate through the Market Towns Forum; the Town Promotion Group should also consider it in the meantime.

6. Ledbury Town Trail is not registered as a footpath and therefore does not form part of BB maintenance budget;

RESOLVED: that this should be considered at the Public Realm meeting.

P.76-07.18 DATE OF NEXT MEETING AND ITEMS FOR FUTURE AGENDA INCLUSION

No items were suggested for future agendas by councillors in the meeting beyond those noted above.

The date of the next, scheduled meeting of the Economic Development & Planning is 2 August 2018.

Meeting closed at 22.34.

CHAIRMAN DATE