

**LEDBURY TOWN COUNCIL**

**NDP Working Party, Tuesday 22 January 2019**

**Present:**

Councillors Howells, Morris and Shields (chair). Residents: Beverley Kinnaird, Paul Kinnaird, Gwythian Prins and Christine Tustin (note taker).

Apologies received from Nicola Forde, Cllr Eakin, Cllr Harvey, Ian James, Maria Mackness, John Vickerman.

**1. Notes of the NDP working party meeting held on 10 December 2018**

The notes had been circulated. Those present confirmed that they had reviewed the Examiner's report.

**2. Update**

Cllr Howells and Paul Kinnaird had met with Roland Close just before Christmas. Roland had asked that the discussion be treated as confidential but agreed with Cllr Howells on an aural feedback.

In discussion the following points were made:

- When considering employment land, we need to take into account the changing nature of employment;
- The difference between Landscape Value and Landscape Capacity was noted;
- The need to safeguard open space either public or private was noted. Gwythian Prins referred to need for a landscape impact assessment due to developments being planned on prime agricultural land. He also pointed out that the viaduct site would virtually fulfil our housing requirement;
- Demographic projections would be useful in evidencing the type of housing needed. The group felt that both starter homes and 'down sizing' homes were under supplied.
- The need for Primary Care Facilities, and Sports Facilities was noted and some thought was given to blue light services and the current location of the fire station.
- Parking at the station needs to be reviewed.
- The report on Withdrawn Application 174745 (Bovis) might provide information which would be useful in considering the update of the Plan.

**3. Way Forward**

There was some discussion on the pros and cons of doing a partial or complete review of the Plan. Cllr Howells said that Roland's advice had been to do a complete review, bearing in mind that a review of the Core Strategy would start later this year. All felt that a complete

review was best. This was supported at the end of the meeting by a text message received from Cllr Harvey.

The meeting recognised that we need to define the scope of the task. It was felt that consideration should be given to appointing a consultant to work with the group. Currently no budget has been allocated for this. Before making any proposal to the Council it was felt that approaches should be made to members of the original working party who might be prepared to offer their skills again.

The meeting also agreed that we should take Roland's advice and make an approach to Carly Tinkler (landscape consultant) and Dave Nicholson (planning consultant). It was anticipated that they would be able to advise on the scope of the task and estimated costs. With this information, the group would be in a position to put a proposal to the Council.

It was noted that the Council had an agenda item to consider working with Wellington Heath Parish Council with regard to the access to the Viaduct Site.

**Actions:**

Cllr Shields referred to the Vision statement produced by the original working party. She would try to retrieve and circulate this to the group.

Cllr Howells would contact Dave Nicholson.

Paul Kinnaird would circulate a note on how to object to planning applications.

Gwythian Prins would try and find some easily accessed information on high density housing in the Netherlands.

**4. Date of next meeting**

18<sup>th</sup> February at 5 p.m. in the Council Offices. Dave Nicholson and Carly Tinker have confirmed their attendance

Meeting closed at 9pm.