

**MINUTES OF A MEETING OF THE
ECONOMIC DEVELOPMENT AND PLANNING COMMITTEE**

held on Thursday 7 March 2019

TOWN COUNCIL OFFICES, LEDBURY

PRESENT: Councillors: E Harvey, P Howells, D Knight, N Shields, A Warmington (Chair) and D Whattler, K Francis.

IN ATTENDANCE: M Ab Owain (temporary clerk), C Tustin (minute taker), one member of the public.

P1. APOLOGIES were received from Councillors Hopkins and Morris.

P2. INTERESTS: none were declared.

P3. PUBLIC PARTICIPATION

A representative of Frontier Estates spoke to item 5.2, the proposed care home on Martins Way. Some concern was expressed concerning parking, drainage and ecological impact; also, the market needs for this project.

No members of the public wished to speak.

P4. MINUTES

The minutes of the Economic Development & Planning committee meeting held on 7 February 2019 were agreed.

Proposed by Cllr Warmington and seconded by Cllr Howells.

P5. PLANNING APPLICATIONS

Members commented on the following planning applications prior to their determination by Herefordshire Council.

5.1	182628	<p>Application for approval of first phase reserved matters for the erection of 275 dwellings with appearance, landscaping, layout and scale to be considered only, at land to the south of Leadon Way, Ledbury.</p> <p>(Approval of reserved matters)</p> <p>RESOLVED: not to support application on grounds already stated, with the additional comments: continuing concern ref noise abatement; uncertainty about adequacy of SUDS system; reassurance needed that the social mix remains the same.</p>
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5.2	190568	Erection of 67 bed care home (within Class C2) parking, access, landscaping and other associated works at land adjacent to Martins Way, Ledbury. (Planning Permission) RESOLVED: to support application with the condition that wildlife corridor will be protected.
5.3	190523	Erection of a garden cabin to provide annexe residential accommodation at 57 Oakleys Crescent, Ledbury. (Full Householder) RESOLVED: to support application.
5.4	190394	Proposed veranda at Westhill House, Bradlow and Westhill, HR8 1JF (Full Householder) RESOLVED: to support application.
5.5	190343 and 190344	Proposed change of use from office to two self-contained flats and alterations to east elevation at 10 Southend, Ledbury (Planning Permission and Listed Building Consent) RESOLVED: to support application.
5.6	190456	Proposed single storey rear garden room extension at 5 Wye View, HR8 2FP (Full Householder) RESOLVED: to support application.
5.7	190099	Proposed single storey extensions to provide kitchen and garden store erection of detached garage at Heathfield House, Ross Road, Ledbury (Full Householder) RESOLVED: to support application.
5.8	190335	Proposed rear single storey extension at 47 Biddulph Way, HR8 2HP (Full Householder) RESOLVED: to support application.
5.9	190221	Resumption of residential use to dwelling house (C3) from guest house (C1). (Retrospective change of use only) at The Noad, HR8 2JB (Planning Permission) RESOLVED: to support application.
5.10	184276 and 184277	Reinstatement of doorway on front elevation and conversion of existing swimming pool and gymnasium into letting rooms at 25 High Street, HR8 1DS (Listed Building Consent and Planning Permission) RESOLVED: to support application.

5.11	190331	Proposed conversion of existing garage to living area at 59 Biddulph Way, HR8 2HP (Full Householder) RESOLVED: to support application.
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P6. PLANNING APPLICATION DECISIONS

Decisions were noted. Cllr Warmington reported that he had written to HC to express concern at the slow pace of decisions but had received no response.

P7. NOTIFICATION OF APPLICATION FOR GRANT/VARIATION OF PREMISES LICENCE

Comments were called for ref **SE/PRO1846 for St Katherine's Barn, HR8 1AQ**. There was considerable concern expressed concerning potential noise disturbance in a public square surrounded by almshouses and hotel bedrooms.

RESOLVED: to approve subject to suitable noise levels being monitored and managed.

P8. RETROSPECTIVE PLANNING APPLICATIONS

This item was deferred in Councillor Manns' absence.

P9. LEDBURY NEIGHBOURING DEVELOPMENT PLAN

David Nicholson and Carly Tinkler had attended the last meeting and had given much helpful input. Informal subgroups are now working on individual areas.

P10. TRAFFIC MANAGEMENT WORKING PARTY

The working party is starting to seek consultations following an overwhelming level of interest.

P11. TOWN PLAN WORKING GROUP

Councillor Shields reported that she is arranging a meeting with the new Town Clerk and Rachel Lambert before she comes to the end of her contract.

P12. ADVERTISING FACILITIES IN THE TOWN

This item was deferred.

P13 PRIORITIES FOR TOWN CENTRE MANAGER

It was suggested that the new Town Clerk discuss this with Griff Holliday.

Councillor Harvey asked that in future all agenda items include detail of what needs to be discussed.

P14. PRIORITIES FOR SUPPORTING THE ECONOMIC DEVELOPMENT OF THE TOWN CENTRE

Councillors Shields asked that we should look to encourage at least one shop selling recycled goods.

P15. HEALTHWATCH

It was agreed that a discussion of areas to be explored be carried forward to next meeting. It should be noted that Healthwatch is coming to Ledbury on 26 March to consult on the future of healthcare service in the town. All to try and promote wherever possible.

P16. PUBLIC REALM

The final version of the report had been delayed though it is unlikely that the content will change. Councillor Harvey had been asked to convene a meeting to look at the town centre proposals in more detail, which she will try to do before the May elections.

P17. CORRESPONDENCE

- i. There had been a request to use the ground floor of the Market House on 8 June and it was agreed that the town traders who had been moved last time should be consulted as soon as possible.
- ii. There had been an enquiry about the change of view concerning the Parkway House application which had now been accepted. Councillor Warmington agreed to respond.
- iii. The temporary clerk to respond to requests to use the ground floor of the Market House on 28 June and 5 July.
- iv. There was an enquiry as to whether anything had been heard from the Sealed Knot who are planning a re-enactment in conjunction with the Poetry Festival, but no application for road closure had been received.
- v. There had been another letter ref the Dymock Road application, but it was proposed not to discuss it this evening.

P18. DATE OF NEXT MEETING AND ITEMS FOR FUTURE AGENDAS

The date of the next scheduled meeting of the Economic Development & Planning Committee is 4 April 2019. Cllr Warmington noted that he would not be available.

Each councillor is requested to use this opportunity to raise items for inclusion on future agendas.

The meeting closed at 9.15pm.

CHAIRMAN DATE