

**MINUTES OF A MEETING OF THE
ECONOMIC DEVELOPMENT AND PLANNING COMMITTEE
HELD ON 13 June 2019
IN THE TOWN COUNCIL OFFICES, LEDBURY**

PRESENT: Councillors: Vesma (Chairman) Harvey, Eakin, Knight, Rae-Clarke, Morris

IN ATTENDANCE: Angela Price – Town Clerk
Olivia Bundy – Minute Taker

P18. APOLOGIES

Apologies were received from Councillor Bannister, Howells and Manns.

P19. DECLARATION OF INTERESTS

No interests were declared

P20. PUBLIC PARTICIPATION

A member of the LACF, Bella Johnson raised concerns over the new proposed site application plan P190568/F.

On the 29 March 2018 the previous Planning application, P172501RM, in respect of the housing development on the former cricket club site was approved subject to the conditions that the Active Travel route would provide a highly attractive, wide traffic free, tree lined pathway through the site from the northeast corner to the point on the southern boundary.

Bella expressed her concerns that the new proposed plans do not comply with the Neighbourhood Plan and that the condition is necessary in order to comply with Herefordshire Council polices to reduce car dependency.

RESOLVED: Members agreed to support the LAFC and in the meantime will speak to County Council to make the footpath useable.

P21. TO APPROVE AND SIGN AS A CORRECT RECORD THE MINUTES OF MEETING OF THE ECONOMIC DEVELOPMENT & PLANNING COMMITTEE HELD ON 16 MAY 2019

RESOLVED: To approve and signs the Minutes of the meeting held on the 16 of May 2019 as a correct record.

P22. TERMS OF REFERENCE

Members agreed to receive and note the terms of reference.

P23. PLANNING CONSULTATIONS

Planning application 182628

Councillor Harvey provided an overview of a number of issues in respect of a response that she had already lodged regarding this application, due to the developers plans to build only social housing and residential properties on the road facing the cheese factory which would effectively act as a shield for the private homes from the noise. She also mentioned that the roundabout junction will serve nearly 700 homes if an additional application is approved further down Dymock Road and as there is only one entrance, she had concern over the health and safety and traffic congestion.

Councillor Vesma also advised members that according to the Town Council Design Guide, developments should not be generic and that there is no evidence the design guide was taken into account when planning the development.

Members were advised that correspondence had been received from Herefordshire Council advising of a site visit and a Planning and Regulatory Committee meeting in respect of this application. It was agreed that if possible, the Council should be represented at both of these meetings. Councillor Harvey advised that she would be attending as a Ward Member and that as none of the Councillors present were able to attend Councillors Bannister and Howells should be asked if they would be available to attend as Town Council representatives.

RESOLVED:

1. **That the Town Council resubmit their previous objections whilst also taking into account the following: -**
 - i. **The developers have not taken local vernacular context into account in a meaningful way in so far as the dwelling designs are of a generic design proposal.**
 - ii. **The various house-types and designs are distinct for each of the categories (private, intermediate and rented) which does not comply with the design guide with insufficient integration with private ownership properties.**
 - iii. **There does not appear to be any evidence of Ledbury's rural environment having been taken into account as the boundary edge appears to be a hard edge rather than a tapering off of the density.**
 - iv. **This Council considers that the large "bund" is unnatural in its design and whilst we appreciate it is being used to reduce the view of the Cheese Factory it has a negative impact on the view towards the AONB from the Dymock Road.**
2. **That the Town Clerk asks John Bannister and Councillor Howells to represent Ledbury Town Council on the following dates.**

Tuesday, 18 June: 11:15 am – Site Visit

Wednesday 19th of June: 10:00 am – Planning and Regulatory Committee

1) Planning application 190253 & 190254

RESOLVED: No objection

2) Planning application 191136

RESOLVED: No objection

3) Planning application 191498

RESOLVED: No objection

4) Planning application 191604

RESOLVED: No objection

5) Planning application 191676

RESOLVED: No objection

6) Planning application 191887

Councillor Harvey expressed her concerns in respect of the condition and general health of the trees as she considered the trees added to the aesthetics of the Bromyard Road Site.

RESOLVED:

1. That the request for the tree works at the Bromyard Road Industrial Estate be approved subject to a tree replanting scheme being introduced for this site to ensure the continued greening of the site.
2. That Hereford County Council be asked to give consideration to implementing a replanting programme for works similar to the above in the future.

P24. TABLED PLANNING APPLICATIONS

RESOLVED: to defer to the next meeting on the 11th of July 2019

P25. PLANNING APPLICATION DECISIONS

RESOLVED: That the planning application report be received and noted.

P26. TO RECEIVE AN UPDATE ON THE LEDBURY NEIGHBOURHOOD PLAN, INCLUDING MINUTES OF A MEETING HELD ON 8TH APRIL

The Clerk advised that the proposals provided by the NDP Working Party had been sent to consultants for which quotes would be provided in due course the outcome of which would be brought to committee prior to any further action being taken.

Councillor Harvey noted that the paperwork for the consultants had not been approved by the Economic Development and Planning Committee. The Clerk advised that she had been led to believe by the Chair of the NDP Working Party that the documentation had been approved by Council and agreed to forward the

documents to committee members for their consideration.

RESOLVED: That the Clerk provide a copy of the paperwork provided to consultants to all members of the Economic Development & Planning Committee for their consideration and ensure that all future documentation from this committee be submitted to the Economic Development & Planning Committee for approval before being actioned.

P27. TOWN PLAN WORKING PARTY UPDATE

No update given.

P28. ROUNDABOUT AT HEREFORD ROAD

Councillor Harvey suggested that the Clerk copy all Ward Members into any future correspondence with Balfour Beatty regarding the licence for roundabouts in Ledbury.

RESOLVED: That The Clerk proceeds with the process in respect of the Hereford Road Roundabout and once a successful applicant has been agreed on Ledbury Town Council apply for the relevant licence

P29. WORKING PARTY MEMBERSHIP

RESOLVED: -

That the following members be nominated to the working parties accordingly:-

- 1) Charter Market - Rae-Clarke, Knight, Morris, Harvey
- 2) Traffic Management- Bannister, Howells, Morris, Harvey
- 3) Neighbourhood Development Plan- Harvey, Eakin, Morris, Bannister

P30. PRIORITIES FOR SUPPORTING THE ECONOMIC DEVELOPMENT OF THE TOWN CENTRE

Councillor Harvey reminded members about the Public Realm draft provided by Hereford Council and advised that one of the items was to revisit the remodelling of the High Street and how to provide more space for pedestrians and vehicles. Councillor Harvey suggested that a meeting would be beneficial to gather views and ideas to add to the Public Realm before it is finalised.

Members also agreed that they would need to look into the funding for Tourism in Ledbury and advised that there is a budget for this and would like to promote the Ledbury Fringe with a press release to encourage shops to decorate their windows and get involved with local events.

Councillor Morris suggested meeting with the Town Clerk to discuss the preparation of a new brochure to promote Tourism and to support Economic Development for Ledbury Town Council.

RESOLVED: That the Town Clerk prepares a press release for Ledbury Reporter regarding The Fringe which will take place from 4-14 July.

P31. CORRESPONDENCE

LEDBURY COUNTRY MARKET

Members were asked to consider if Ledbury Country Market could be granted permission to use the underneath of Ledbury's Market House on the 5th and 12 July during the Ledbury Poetry festival.

RESOLVED: Members granted permission for Ledbury Country Market to use the Underneath of the Market House on the 5 and 12 July and that the Town Clerk responds to the letter accordingly.

LETTER OF APPEAL FROM HEREFORD COUNCIL: 184032

Members noted the letter from Hereford Council regarding the planning application for the erection of 420 dwellings on the Dymock Rd. Councillor Harvey advised that the Planning Officers had proposed that there be a hearing at Hereford County Council and that all representations must be received by July 9th 2019.

Councillor Harvey advised that she had objected to it being a hearing with no Barristers and suggested to Hereford council that the hearing be public and held at Ledbury as there had already been 100 objections.

Members agreed that it would be imperative for the council to represent this appeal and get something drafted for 9 July 2019

RESOLVED: Councillors Bannister, Harvey and Howells to represent appeal for the planning application on Dymock Rd.

P32. DATE OF NEXT MEETING

The date of the next, scheduled meeting of the Economic Development & Planning is 11 July 2019.

Meeting closed at 9:30 pm.

Signed

Date 11 July 2019

