

**MINUTES OF A MEETING OF ECONOMIC DEVELOPMENT AND PLANNING
COMMITTEE - HELD ON 12 SEPTEMBER 2019
IN THE TOWN COUNCIL OFFICES, LEDBURY**

PRESENT: Councillors Bannister, Harvey, Knight (arrived 7.20 pm), Morris and Vesma (Chair)

IN ATTENDANCE: Angie Price – Town Clerk
Councillor Whattler
Fiona Milden (Bovis Homes)
Fiona McQueen (Turley Planning Consultants)

P62. APOLOGIES

Apologies were received from Councillors Howells, Manns and Rae-Clarke

P63. DECLARATIONS OF INTEREST

None Received

P64. PUBLIC PARTICIPATION

The Chair advised members of the public that they would not be able to ask questions of the Bovis and Turley representatives as it had been agreed with them that at this stage any questions would only be forthcoming from Councillors, however he did advise that members of the public would have the opportunity to speak on this matter at a future meeting.

He did advise members of the public that they would be permitted to speak on other agenda items.

Bella Johnson, member of the public, raised concerns over the Bovis Homes development in respect of Active Travel, noting that whilst it is recorded as an Active Travel Site for Cycling it was not in reality. The Chairman thanked Mrs Johnson for her comments but reminded members of the public that on this occasion there would be no opportunity for members of the public to raise questions in respect of the Bovis Homes Development.

P65. TO APPROVE AND SIGN THE MINUTES OF A MEETING A MEETING OF THE ECONOMIC DEVELOPMENT & PLANNING COMMITTEE, HELD ON 15 AUGUST 2019, AS A CORRECT RECORD

Councillor Vesma noted that he had given apologies for the meeting held on 15 August 2019, but that these had not been included in the minutes.

RESOLVED:

That the minutes of the meeting of the Economic Development and Planning Committee, held on 15 August 2019, be approved and signed as a correct record, subject to the above amendment.

P66.

PRESENTATION FROM BOVIS HOMES – DEVELOPMENT ON LAND SOUTH OF LEADON WAY

The Chair welcomed Fiona Milden from Bovis Homes and Fiona McQueen from Turley Planning Consultants to the meeting to give a presentation in respect of an outline planning application for a development on Land South of Leadon Way.

Fiona Milden stated that she had attended Ledbury Town Council in 2014 to discuss a previous application for homes on the site in question. She advised that the previous application had been amended, but then withdrawn and that the outline planning application that Bovis Homes had now submitted was a new planning application which had taken on board the HCC Core Strategy and Ledbury's Neighbourhood Development Plan. She also advised that the number of houses proposed had been reduced from the original 185 to 140.

Fiona Milden also advised that the new, Initiative Master Plan, showed that Bovis Homes had made considerable changes to the East and South areas and that the wooded area to the South had been kept with additional open space and wooded areas included; this equated to approximately 38% of the site.

Fiona McQueen advised that she understood the concerns of the Council and people of Ledbury in respect of another roundabout being put in place, however, she advised that the Regulatory Regime advises that a roundabout was consistent with the development.

Fiona McQueen advised that one of the key issues with the previous application was that cycle routes were considered unsafe and that the new application now includes two access points, which link with Public Rights of Way.

Fiona Milden stated that they had a further meeting with the Officers from HCC Planning on Monday, 16 September 2019 to discuss the application in more detail.

Councillor Knight joined the meeting.

Fiona Milden was aware that the Committee had a large agenda and asked if there were any questions at this point.

Councillor Bannister asked whether they were aware of the general background of development for Ledbury, suggesting that this development along with others that were planned for Ledbury would be likely to increase the population of Ledbury by 40%. He pointed out that their application did not bring any infrastructure proposals with it.

Fiona Milden responded that they were aware of the various development proposals for Ledbury and understood the issues that Councillor Bannister had raised. She agreed that the Bovis Homes Development did not offer any infrastructure but pointed out that it would provide S106 monies. She also advised that they had met with representatives of the NHS and Local Education Authority. She advised that the NHS Trust were satisfied as a Trustee that they would be able to manage the additional capacity as a result of this development.

Councillor Vesma advised that the Council, as a consultee on planning matters, was not against the development or of change, but pointed out that this was unplanned development.

Fiona Milden appreciated that since the original Bovis Homes application was put forward in 2014 Ledbury had changed considerably, and other developments were not on the horizon at that time. However, she suggested that Bovis Homes felt that this new application was a more sustainable site and that it was hoped that the S106 monies would benefit sports facilities and open spaces, and indeed they had spoken to the Parks and Open Spaces officers who had no objection to the S106 being used for such facilities.

Councillor Harvey noted that previously Bovis Homes had stopped an alternative proposal for 650 houses as an alternative for the Viaduct Site. She pointed out that during previous discussions with Bovis it was clear that Bovis had land options for 25-years long term development; she asked was this application

the start of Bovis Homes using those land options or were they looking to step back after this development?

Fiona Milden advised that the legal agreement Bovis Homes had does extend beyond the Red Line; Bovis Homes have given great consideration to the landscaping of this development and believe that this is the best for the area in question.

She advised that with regards this site, Bovis would not be exercising their remaining options and that the land in question would revert back to the original landowners.

Councillor Bannister raised concerns around the acoustics and noise conditions of the site. Fiona Milden advised that they did not anticipate the noise conditions being any worse for the site than they currently are for any other properties in the area.

She pointed out that these types of issues would be discussed at the reserved matters stage, but that HCC had not raised any objections to the proposals submitted in respect of noise. She acknowledged that Leadon Way is a busy road, but stated that she wasn't aware of any issues that were out of the ordinary in relation to this site.

Councillor Bannister asked whether Bovis Homes could be persuaded to provide school and health care facilities. Fiona Milden advised that it all comes down to what is required of the application, there was an area within the development that had been identified as a potential area for a surgery and that this was up for discussion if it was felt it was required.

Councillor Harvey asked why they had not dealt with reason No. 3 on the 185 application. She pointed out that there was a need for high connectivity for Active Travel modes of traffic siting Shepherds Close and bridge access. Fiona advised that this was not under the control of Bovis Homes, noting it was an obvious point of connection but that it is a matter of feasibility of what happens on Council land.

Further issues were raised in respect of bus service viability, which Fiona McQueen advised that these would be determined at a more detailed stage in the process.

Councillor Harvey asked about the affordable housing aspect of the housing, noting that 40% of the site was to be such housing.

Fiona Milden advised that it was proposed to disperse the affordable housing throughout the site.

Following some further discussion, the Chair thanked the two representatives for attending the meeting and they left the meeting accordingly.

The Chair advised that he had received a request from members of the public to considering bringing agenda items 7 and 14 forward, which the Committee agreed.

P67. **NOTIFICATION OF APPLICATION FOR REVIEW OF PREMISES LICENCE - ST KATHERINE'S BARN (Agenda Item 7)**

Several members of the public were present who had requested to speak on this item. The Chair advised that as the agenda was of a considerable size, he would give those who wished to speak 5-minutes to do so.

Mr D Thomas provided the Committee with an outline of the issues that he had been experiencing since the Barn opened approximately 12-months earlier. He advised that he had been living at his current address for 14-years and for 13 of those years had not experienced any issues with noise or disturbance. However, since the Barn had been granted licence to operate, he had suffered from noise from the premises and its clientele.

He asked that the Committee consider the issues he had raised when considering this licence review.

Mr J Thomas, brother of D Thomas, also asked to speak on this issue, raising concerns that he and his family had about his brother's health and mental state as a result of the issues he had raised in his statement. He also asked that the Committee consider the points raised by him and his brother when considering the licence review.

Mr Oakey, the Barn Licensee, responded to the points raised by the Thomas's. He disagreed with the comments they had made and stated that he appreciated the Barn is very close to Mr Thomas' flat and that he had spoken to Mr Thomas's landlord, who had informed him he had offered to fit triple glazing to the property.

He also advised that as far as he was aware there had been no visit from Environmental Health Officers, other than to monitor the

noise levels, they had not, at any time been asked to stop what they were doing.

He also advised that the Enforcement Officers had, due to delays in planning permission, given the licensee permission to play music at the venue.

Residents from the Alms Houses, which are also situated near to the Barn, asked for the opportunity to speak; they advised that they had sympathy with Mr Thomas as they had themselves experienced disturbance since the Barn had been granted a licence. They advised that they had sent several emails to the relevant departments, some as late as 12.40 am. They pointed out that the area is a conservation area and that they felt the noise and disturbance was not acceptable.

Councillor l'Anson stated that whilst she lived opposite the British Legion, she did not experience any issues as they abided by the rules of the licence issued to them. She added that she did not believe anyone would object if the rules of the licence were being followed.

The Chair asked that members of the public respectfully allow Councillors to debate the issues.

Councillor Knight noted that there are four main objectives that should be promoted when a licence is issued to a premises. One of those issues is "Noise Nuisance" and she advised that there are things that could be put in place to abate this, such as a Decibel Cut Out device.

She felt that Members, when responding to the review, should consider whether the conditions of the licence have been breached.

Councillor Vesma suggested that whilst they cannot comment on a breach, they can raise concerns. He proposed that the Committee make a response to the licence review along the lines of "whilst they do see the Barn as an asset to the town, they cannot support disruption and breach of licence".

RESOLVED

That a response be sent to the Licence Review stating that:

“Whilst Ledbury Town Council see the Barn as an asset to the town, they cannot support the disturbance and breach of licence.”

Councillor Harvey stated that she had abstained from the vote due to being a County Councillor.

P68.

LANDSCAPING AROUND THE MASTER’S HOUSE (AGENDA ITEM 14)

Councillor Harvey provided an overview on the history of the Landscaping around the Master’s House. She advised that meetings had taken place with HCC Officers in respect of the original proposals for the landscaping, however these were put on the back burner, which was disappointing.

She advised that recent conversations had alerted HCC Officers to the need to expedite the capital bid for the resurfacing and relaying out of the St Katherine’s car park.

Councillor Harvey also pointed out that HCC are not obliged to place all works within Herefordshire with BBLP and are encouraged to look for a best value solution and utilise local businesses who have the right skills and capability to undertake tasks. As a result of this it is anticipated that a range of tenders will be received with the work being carried out by this time next year, preferably early summer.

A representative from Ledbury in Bloom asked the Chair if she could speak; she noted the disappointment of Ledbury in Bloom that this project had not been completed and suggested that whatever scheme is agreed on that it be a simple scheme as she felt that all the proposals put forward to date had been quite complex. Councillor Harvey stated that she had been led to believe Ledbury in Bloom had been asked to comment and contribute. The Ledbury in Bloom representative advised that they had never been asked to do so.

The licensee of the Barn advised that he had copies of the proposals for the area available should anyone wish to see them.

P69.

PLANNING CONSULTATIONS

1. Planning Application 190253 (planning permission)

RESOLVED:

To make no comment at this stage, however, should the terms of the licence not be adhered to in the future, Members agreed that they would need to reconsider the Council's position on this application.

2. Planning Application 190254 (Listed Building Consent)

RESOLVED:

To make no comment at this stage, however, should the terms of the licence not be adhered to in the future, Members agreed that they would need to reconsider the Council's position on this application.

3. Planning Application 192422

RESOLVED:

No objection

4. Planning Application 192658

RESOLVED:

No objection

5. Planning Application 192669

RESOLVED:

No objection

6. Planning Application 192836

RESOLVED:

No objection

7. Planning Application 192868 (Planning Permission)

RESOLVED:

No objection

8. Planning Application 192869 (Listed Building Consent)

RESOLVED:

No objection

9. Planning Application

RESOLVED:

No Objection

P70.

PLANNING APPLICATION DECISIONS

RESOLVED:

That the planning application decisions be received and noted.

P71.

TO DISCUSS PRESENTATION FROM BOVIS HOMES IN RESPECT OF LAND SOUTH OF LEADON WAY

Members agreed that the presentation from Bovis Homes had been informative and that it was good to hear that they had reduced the number of houses for the development at Leadon Way.

However, Members did not consider they had heard anything in the presentation that indicated Bovis would be “stepping away” from Ledbury in respect of possible future land options and housing development. They felt that it was worth reflecting on this being part of a huge land option for Bovis Homes.

The issue of access to the site was raised, as they felt if you consider this site in conjunction with the Barrett site suitable consideration had not been given to the potential capacity of future traffic in this area.

They felt that the decision to take the house further back from the by-pass and to retain and include woodlands and open spaces were positive steps and would produce a nicer area to live in.

They were unhappy with the suggestion that the by-pass would be crossed at ground level, they felt it was an opportunity missed

to install a bridge, especially as it is likely that works to urban drainage at this point of footfall will be undertaken in the future.

There were a number of issues discussed and it was proposed that the Committee defer their response to this planning application to the October meeting of the Committee.

RESOLVED:

That the response to this planning application be deferred to the October meeting of the Economic Development & Planning Committee.

P72.

UPDATE ON THE GLADMAN DYMOCK ROAD APPEAL

It was proposed to defer this item to an extraordinary meeting of the Committee and that discussions should include the Public Realm, transport infrastructure (in particular the need for a bridge across the by-pass).

Councillor Bannister stated that the Committee needed to provide a robust response and protect the NDP and its policies.

RESOLVED:

That this item be deferred to an Extraordinary meeting of the Economic Development & Planning Committee.

P73.

UPDATE ON THE BLOOR HOMES DEVELOPMENT AT THE VIADUCT SITE LEDBURY AND OUTCOME OF PARISH POLL

Councillor Harvey advised Members of concerns that she had raised at a recent meeting of the NDP Working Party in respect of the Statement of Common Grounds in relation to the Bloor Development. She advised that it appeared that the Ledbury NDP did not qualify for paragraph 14 of the National Planning Policy Framework, despite the NDP having been approved by examiners and being less than two-years old.

She advised that there was some uncertainty around Paragraph 14 of the National Planning Policy Framework and that she had challenged officers at Hereford Council in respect of this. It would appear that if the NDP does not identify land for development within it, despite their being further development taking place, it does not qualify under paragraph 14.

Councillor Harvey advised that she had spoken to Bill Wiggin MP on this matter and he had agreed to look into this matter.

It was proposed that this item be deferred to the extraordinary meeting of the Committee.

Councillor Harvey advised that any Councillors who wished to attend the Inquiry should consider blocking out at least one day to attend.

Councillor Morris advised that at a meeting of the Town Plan Group the previous night they had arrange for a mini bus to get to the inquiry at 9.30 am and that the cost of the mini bus would be £50.00, the cost of which would be shared between those wishing to utilise it. He advised that there were a number of seats available.

It was agreed that there should be a communications plan for people from Ledbury who wish to speak at the inquiry.

Councillor Harvey advised members that she had sent a request to Governance Services at HCC to have the following Notice of Motion added to the list for debate at Full Council on 11 October 2019.

'Following the decisive 95% vote in the recent Ledbury Parish Poll confirming that a single access point off the Bromyard Road to the strategic housing and employment site for the town on the viaduct site is not considered to be 'satisfactory' by the community, this council resolves that:

Policy LB2 of the Core Strategy, as it relates to vehicle access to this site, shall revert with immediate effect to its original wording, as publicly consulted upon i.e. 'primary vehicular access to the development will be from the Hereford Road under the viaduct, with the option of a secondary access from the Bromyard Road to the north'.

Councillor Harvey advised that as, yet she had not received confirmation that this would be added to the list, but that she had also written to Bill Wiggins MP to ask for his support in this matter.

RESOLVED:

- 1. That this item be deferred to an Extraordinary meeting of the Economic Development & Planning Committee on 25 September 2019 commencing at 6.30 pm.**

2. That a point of contact for the minibus be set up.
3. That a communications plan be set up for those wishing to speak at the inquiry.

P74. **TO RECEIVE AN UPDATE ON THE LEDBURY NEIGHBOURHOOD PLAN, INCLUDING NOTES OF A MEETING HELD ON 22 AUGUST 2019**

RESOLVED:

To defer this item to the next ordinary meeting of the Economic Development & Planning Committee, scheduled for 10 October 2019.

P75. **TO RECEIVE NOTES FROM A MEETING OF THE TOWN PLAN WORKING PARTY HELD ON 25 JUNE 2019**

RESOLVED:

To defer this item to the next ordinary meeting of the Economic Development & Planning Committee, scheduled for 10 October 2019.

P76. **UPDATE ON HEREFORD TRANSPORT PACKAGE AND SOUTH WYE TRANSPORT PACKAGE DECISION**

RESOLVED:

To defer this item to the next ordinary meeting of the Economic Development & Planning Committee, scheduled for 10 October 2019.

P77. **ENQUIRY FROM NEW MILLS RESIDENT**

Members were requested to give consideration to correspondence received in respect of the Town Trail and New Mills Estate.

Members agreed that the concerns were valid and agreed that it would be good if the whole length of the Town Trail could be

registered as a Public Right of Way, as this would ensure its maintenance in the future.

It was proposed that the Clerk should write to the landowners, who were believed to be Network Rail and HCC as the party responsible for the maintenance and raise the concerns raised.

RESOLVED:

- 1. That the Clerk write back to the resident and advise them that the Committee resolved to write to the Town Trail landowners (Network Rail) and HCC raising their concerns.**
- 2. That the Clerk write to the landowners (Network Rail) and HCC advising them of the concerns raised to them.**
- 3. That the Council look into having the Town Trail formalised as a Public Right of Way.**

P78.

CONSULTATION ON REMOVAL OF BT PHONE BOXES

RESOLVED:

To defer this item to the extraordinary meeting of the Economic Development & Planning Committee, scheduled for 10 October 2019.

P79.

LEDBURY STATION PARKING

Members were requested to give consideration to a report on Ledbury Station "Eastbound", which outlined a top level proposal for development of the eastbound side of Ledbury Railway Station to inform discussions with stakeholders.

Councillor Harvey expressed her disappointment that the parking charges at Ledbury Station were likely to come into being prior to any discussions around the future development of Ledbury Train Station and the issues surrounding parking.

She proposed that the Council write to West Midlands Trains asking that they postpone any decision to introduce parking charges at Ledbury Station until the discussions and mitigating measures and a timetable has been set.

Councillor Harvey advised the Committee that West Midlands Trains had arranged a Community Transport Event on Friday, 20 September 2019. She advised that unfortunately this date clashed with the date of the HCC Summit and therefore was unable to attend, however the Clerk and Councillor Bannister had registered for the event.

Councillor Morris suggested that this should be an item for inclusion in the next Newsletter.

RESOLVED:

That the Clerk write to West Midlands Trains and urge them not to proceed with charges at Ledbury Train Station before mitigating measures and a timetable for these measures has been set.

P80.

REVIEW OF MEMBERSHIP OF ICT WORKING PARTY

The Chair asked for the membership of the ICT Working Party to be reviewed due to Councillor Rae-Clarke not being available for recent meetings and thus he being the only Councillors at the meetings.

In the absence of any other Councillors offering to sit on the ICT Working Party, Councillor Harvey agreed to sit on the Working Party for the period up to the finalising the Website only.

RESOVLED:

- 1. That Councillor Rae-Clarke be removed from the ICT Working Party.**
- 2. That Councillor Harvey be elected to sit on the ICT Working Party for the period up to the finalising of the Website.**

P81.

PRIORITIES FOR SUPPORTING THE ECONOMIC DEVELOPMENT OF THE TOWN CENTRE

- i. New Council Website – To provide delegated powers to the ICT Working Party to meet with Designers of the new Council Website

RESOLVED:

That delegated powers be given to the ICT Working Party to meet with the Designers of the new Council website.

- ii. Members were requested to give their approval to a letter of support for Haygrove being sent in respect of a community garden in Ledbury

Members proposed that the letter of support for Haygrove be approved.

Councillor Harvey commented on a section of land on Dymock Road that was not going to be used for housing development and suggested that this might be an area to be considered for the Community Garden.

RESOVLED:

That the letter of support for Haygrove in respect of a Community Garden in Ledbury be approved.

P82.

DATE OF NEXT MEETING

RESOLVED:

That the next meeting of the Economic Development and Planning Committee would be the extraordinary meeting scheduled for 25 September 2019, with the next ordinary meeting scheduled for 10 October 2019.

The Meeting ended at 9.30 pm.

Signed

Dated: 25 September 2019

