



# LEDBURY TOWN COUNCIL

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10 May 2019

TO: Councillors Bannister (Vice-Chairman), Eakin, Harvey, Howells (Town Mayor – Ex-officio), Knight, Morris, Rae-Clarke, Vesma (Chairman)

Dear Member

You are hereby summoned to attend a meeting of the **Economic Development & Planning Committee (to consider Planning Consultations received to date only)** will be held in **The Town Council Offices, Ledbury on Thursday, 16 May 2019 at 7.30pm** for the purpose of transacting the business set out below.

Angela Price  
Clerk

## FILMING AND RECORDING OF COUNCIL MEETINGS

Members of the public are permitted to film or record meetings to which they are permitted access, in a non-disruptive manner. Whilst those attending meetings are deemed to have consented to the filming, recording or broadcasting of meetings, those exercising the rights to film, record and broadcast must respect the rights of other people attending under the Data Protection Act 1998.

## A G E N D A

1. To receive apologies for absence
2. To receive any declarations of interest and written requests for dispensations

*(Members are invited to declare disclosable pecuniary interests and other interests in items on the agenda as required by the Ledbury Town Council Code of Conduct for Members and by the Localism Act 2011)*

*(Note: Members seeking advice on this item are asked to contact the Monitoring officer at least 72 hours prior to the meeting)*

3. **Public Participation**

Members of the public are permitted to make representations, answer questions and give evidence in respect of any item of business included in the agenda. The period of time, which is at the Chairman's discretion, for public participation shall not exceed 15 minutes. Each member of the public is entitled to speak once only in respect of business itemised on the agenda and shall not speak for more than five minutes. Questions/comments shall be directed to the Chairman.

4. **To approve and sign as a correct record the minutes of meetings of the Economic Development & Planning Committee held on 7 March and 4 April 2019**  
(Pages 1-6)

5. **Terms of Reference**

To consider the Draft Terms of Reference for the Economic Development & Planning Committee  
(Pages 7-8)

6. **Planning Consultations**

To comment on the following Planning Consultations to be determined by Herefordshire Council:

6.1	<u>190253</u>	Change of use to art gallery and café, with various internal and external alterations, landscaping and external plant room and toilets (part retrospective)
6.2	<u>190254</u>	Change of use to art gallery and café, with various internal and external alterations, landscaping and external plant room and toilets (part retrospective)
6.3	191370	Change of use of parts of an existing mixed use office and warehouse premises to a mix of commercial uses including A1 retail warehouse by a registered charity

7. **Planning Application Decisions** (Pages 9-15)

8. **To receive an update on the Ledbury Neighbourhood Plan** (If any)

9. **To receive an update from the Town Plan Working Party** (If any)

10. **Advertising Facilities in the Town**  
(Requested by Councillor Morris (minutes PL12 refers))

11. **Priorities for Town Centre Manager** (Page 16)

12. **Priorities for supporting the Economic Development of the Town Centre**  
(Standing Item)

13. **Healthwatch** (Standing Item)

14. **Public Realm** (Standing Item)

15. **Correspondence** (None)

16. **Consultation on Main Modifications to Travellers' Sites DPD Examination**  
(Pages 17-30)

17. **Date of next meeting**

The date of the next meeting of the Economic Development & Planning Committee is scheduled for 13 June 2019 at 7.30 pm

**Distribution:** Full agenda to: - Committee members (7)  
Town Mayor (ex-officio)

Agenda excluding confidential papers to:

The Press

Police

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Agenda front pages to all non-committee members

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

held on Thursday 7 March 2019

TOWN COUNCIL OFFICES, LEDBURY

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

**IN ATTENDANCE:** M abOwain (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 need 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><b>(Approval of reserved matters)</b></p> <p><b>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.</b></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 <b>land adjacent to Martins Way, Ledbury.</b>  <b>(Planning Permission)</b> <b>RESOLVED: to support application with the condition that wildlife corridor will be protected.</b>
5.3	190523	Erection of a garden cabin to provide annexe residential accommodation at <b>57 Oakleys Crescent, Ledbury.</b>  <b>(Full Householder)</b> <b>RESOLVED: to support application.</b>
5.4	190394	Proposed veranda at <b>Westhill House, Bradlow and Westhill, HR8 1JF</b>  <b>(Full Householder)</b> <b>RESOLVED: to support application.</b>
5.5	190343 and 190344	Proposed change of use from office to two self contained flats and alterations to east elevation at <b>10 Southend, Ledbury</b>  <b>(Planning Permission and Listed Building Consent)</b> <b>RESOLVED: to support application.</b>
5.6	190456	Proposed single storey rear garden room extension at <b>5 Wye View, HR8 2FP</b>  <b>(Full Householder)</b> <b>RESOLVED: to support application.</b>
5.7	190099	Proposed single storey extensions to provide kitchen and garden store erection of detached garage at <b>Heathfield House, Ross Road, Ledbury</b>  <b>(Full Householder)</b> <b>RESOLVED: to support application.</b>
5.8	190335	Proposed rear single storey extension at <b>47 Biddulph Way, HR8 2HP</b>  <b>(Full Householder)</b> <b>RESOLVED: to support application.</b>
5.9	190221	Resumption of residential use to dwelling house (C3) from guest house (C1). (Retrospective change of use only) at <b>The Noad, HR8 2JB</b>  <b>(Planning Permission)</b> <b>RESOLVED: to support application.</b>
5.10	184276 and 184277	Reinstatement of doorway on front elevation and conversion of existing swimming pool and gymnasium into letting rooms at <b>25 High Street, HR8 1DS</b>  <b>(Listed Building Consent and Planning Permission)</b> <b>RESOLVED: to support application.</b>

5.11	190331	Proposed conversion of existing garage to living area at 59 Biddulph Way, HR8 2HP  (Full Householder)  <b>RESOLVED: to support application.</b>
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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 Tinkner had attended the last meeting and had given much helpful input. Informal sub groups 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 .....