

**MINUTES OF A MEETING OF THE  
ECONOMIC DEVELOPMENT & PLANNING COMMITTEE  
HELD ON 9 JANUARY 2020  
IN THE TOWN COUNCIL OFFICES, LEDBURY**

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**PRESENT:** Councillors: Bannister, Eakin, Howells (Ex-Officio) Morris, Vesma (Chair)

**IN ATTENDANCE:** The Town Clerk – Angela Price  
The Minute Taker- Olivia Bundy  
Bloor Homes Representative – Fiona Lee-McQueen  
Ledbury Business Owner – Tearoom on Church Lane, Ledbury

**P147. APOLOGIES**

Apologies were received from Councillors Harvey, Knight and Manns

**P148. DECLARATION OF INTERESTS**

None received

**P149. PUBLIC PARTICIPATION**

The owner of the Tearoom located on Church Lane asked the Chair if she could speak on agenda items 5.3 & 5.4.

She explained the proposed alterations to convert the existing tearoom at ground floor and kitchen/office at first floor to form two new two-bed holiday/short term lets including change of use. She explained that currently, the holiday let is very popular and that she had estimated a total footfall of 500 guests every year, which contributes to the Economic Development to Ledbury. She added that whilst she would really like to continue with the teashop it just wasn't financially viable.

**P150. TO APPROVE AND SIGN THE MINUTES OF A MEETING OF THE ECONOMIC DEVELOPMENT & PLANNING COMMITTEE HELD ON THE 12 DECEMBER 2019**

Councillor Bannister advised members that an appeal had been lodged by Bloor Homes and that he had met with the Mayor and Town Clerk to discuss this and that they had sent a response that morning, which had been agreed with the chair of the committee prior to sending. He felt that it would be beneficial to arrange an extraordinary meeting to discuss the appeal due to

the majority of ED & PL members not being present at the meeting.

Councillor Howells proposed that the Town Clerk organise an Extraordinary ED & PL meeting and invite the Planning Officer from Herefordshire Planning Department.

Members agreed with Councillor Howell's statement that Herefordshire Council should modify the 5-year housing supply due to the current risks regarding the River Lugg.

**RESOLVED:**

- 1. That the minutes of a meeting of the Economic Development and Planning be approved and signed as a correct record.**
- 2. That a meeting be arranged with Hereford Council Planners on 29 January 2020 to discuss the appeal lodged by Bloor Homes.**

**P151.**

**PLANNING CONSULTATIONS**

1. Planning Application P194200

**RESOLVED:** Councillors made no comment

2. Planning Application P192482

**RESOLVED:**

**OBJECTION on the following grounds:**

- I. The development does not comply with NPPF and therefore this Council would support the points raised by Hereford Council Planners

“The proposal is considered contrary to key objectives of the NPPF and policies SS4 and MT1 of the Herefordshire Local Plan Core Strategy in demonstrating a sustainable location which encourage and promotes the use of sustainable travel modes. Whilst some improvements to pedestrian and cycle accessibility have been put forward, it has not been confirmed that these are deliverable and no appropriate routes for cyclists have been proposed. The assessment therefore fails to demonstrate that the site is accessible by non-car modes.

The deposited application fails to adequately demonstrate how the development would be serviced by public transport, contrary to policies SS4, LN2 and MT1 of the HCC LPCS and

paragraph(s) the Central Government policy set out within the NPPF.”

This Council feel that this proposed development would severely impact traffic flow on the Leadon Way Bypass which is rapidly not becoming a bypass with additional crossings and speed reduction measures.

- ii. Ledbury Town Council believe the statement made by Bovis Homes is incorrect, as it implies that this Council is against the housing proposed at the Viaduct site. This is not the case, the Council are in favour of the housing, subject to there being two access points incorporated into the development. The development at the viaduct site is included in the HCC Core Strategy.

3. Planning Application P193806

**RESOLVED:** No Objection

4. Planning Application P193807

**RESOLVED:** No Objection

5. Planning Application P194010

**RESLOVED:** No Objection

6. Planning Application P194068

**RESOLVED:** No Objection

7. Planning Application P194103

**RESOLVED:** No Objection

8. Planning Application P194114

**RESOLVED:** No Objection

**P152.**

**PLANNING APPLICATION DECISION**

Members were provided with an up to date Planning Application Decision Table.

**RESOLVED:**

**That the Planning Application Decision table be received and noted.**

**P153. TO RECEIVE AN UPDATE FROM THE NDP WORKING PARTY, INCLUDING NOTES OF A MEETING HELD ON 18 NOVEMBER 2019**

Councillor Howells advised members that the NDP had met with Carly Tinkler, Bill Bloxsome and Sam Banks, and that they agreed a plan should be ready for regulation 14 by the end of September 2020 and adopted in the year 2021.

**RESOLVED:**

**That the minutes of a meeting of the NDP Working Party held on 18 November 2019 be received and noted.**

**P154. EMAIL FROM RESIDENT OF LEDBURY REGARDING PARKING IN LEDBURY**

Members were provided with correspondence from a concerned resident regarding parking in Ledbury

Councillor Vesma proposed that the Town Clerk respond to the resident and note that the raised concerns will be passed to the correct Ward Members.

Councillor Howells noted that the Traffic Management Working Party could also investigate this matter at the next meeting.

**RESOLVED:**

- 1. That the correspondence from a Ledbury Resident is received and noted**
- 2. That the Town Clerk responds to the Ledbury Resident, noting that the correspondence will be sent to the correct Ward Member.**

**P155. REQUEST IN RESPECT OF LEDBURY COMMUNITY DAY 2020**

Members were asked to consider a request from Ledbury Community Day to use the ground floor of the Market House on 6 June 2020 to host the Ledbury Community Brass Band.

**RESOLVED:**

**That Ledbury Community Group are given permission to utilise the ground floor Market House on 6 June 2020.**

**P156. FUTURE HOMES STANDARD CONSULTATION**

Councillor Howells proposed deferring the Future Homes Consultation to the NDP Working Party

**RESOLVED:**

**That the Town Clerk circulates a copy of the Future Homes Consultation to NDP members**

**P157. DATE OF NEXT MEETING**

**To note that the date of the next Economic Development and Planning Committee is scheduled for 13 February 2020**

The Meeting ended at 8:30 pm

Signed

Date 13 February 2020

