

**MINUTES OF A MEETING OF THE ECONOMIC DEVELOPMENT & PLANNING
COMMITTEE
HELD ON 13 FEBRUARY 2020
IN THE TOWN COUNCIL OFFICES, LEDBURY**

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

IN ATTENDANCE: The Town Clerk – Angela Price
The Minute Taker- Olivia Bundy
Sequani Representative

P131 APOLOGIES

Apologies were received from Councillor Eakin

P132 DECLARATION OF INTERESTS

Councillor Manns declared a personal interest in agenda item 5.4 and Councillor Vesma declared a personal interest on agenda item 5.14. Both Councillors signed a declaration of interest form accordingly.

P133 PUBLIC PARTICIPATION

A representative from Sequini asked the Chair if she could speak on agenda item 5.4

She gave an overview of the proposed plans to demolish the existing Sequini buildings in order to erect a new building which would be more efficient for employees and the business. She explained that the current state of the buildings required ongoing maintenance and that the new proposed plan would be more efficient and environmentally friendly. She advised that the planning application was supported by the National Planning Policy Framework, SS5 E1.

TO APPROVE AND SIGN THE MINUTES OF A MEETING OF THE ECONOMIC DEVELOPMENT & PLANNING COMMITTEE HELD ON THE 9 JANUARY 2020

RESOLVED:

- 1 That the minutes of a meeting of the Economic Development and Planning be approved and signed as a correct record.

P134 PLANNING CONSULTATIONS

Planning Application P193404

RESOLVED: Objection

Planning Application P194386

RESOLVED: No objection subject to low level external lighting being incorporated where required.

Planning Application P194396

RESOLVED: No Objection

Planning Application P190568

RESOLVED: No Objection

Planning Application P200017

RESOLVED: No Objection

Planning Application P200047

RESLOVED: No Objection

Planning Application P200048

RESOLVED: No Objection

Planning Application P200066

RESOLVED: No Objection

Planning Application P200076

RESOLVED: No Objection

Planning Application P200077

RESOLVED: No Objection

Planning Application P200129

RESLOVED: No Objection

Planning Application P200173

RESOLVED: No Objection

Planning Application P200268

RESOLVED: No Objection

Planning Application P200209

RESOLVED: No Objection

Planning Application P200210

RESOLVED: No Objection**P135****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.

P136**APPLICATION 171532 : LAND NORTH OF VIADUCT**

Councillor Howells updated members on a recent discussion at the Full Council Meeting held on 6 February 2020 regarding the Land North of the Viaduct. He advised that it had been agreed to give members of the Economic Development and Planning Committee delegated powers to decide how to respond to the viaduct appeal with the support of the Chair of Finance and Town Clerk. He explained why Ledbury Council had decided not to apply for a Rule 6 Status and asked that the Town Clerk inform Herefordshire Council of this as a matter of priority.

The Town Clerk advised that following a enquiry from Councillors Howells and Harvey she had contacted TPA, the Traffic Management Consultants who had acted on behalf of the Council in respect of the Viaduct Site to ask whether they would be able to provide advice on the traffic management reports commissioned by Bloor, which they felt were contradictory. The Clerk advised that TPA had provided the following response to the request:

“Our report focused on the most recent Transport Assessment work that was carried out by PJA. Any Transport Assessment that came before that was superseded and is therefore not relevant to the determination of the application.. Our report found that the assessment of the Hereford Road junction was generally acceptable, subject to a few minor comments. PJA have subsequently responded to those comments, and their responses appear to be acceptable.”

Councillor Bannister proposed that The Town Clerk write to the Case Officer and ask to speak at the appeal and in the meantime seek legal advice

RESOLVED:

1. **That the Town Clerk contact Herefordshire Council to advise them that Ledbury Town Council will not be applying for a Rule 6 Status in respect of the Viaduct Development Site appeal.**
 2. **That the Town Clerk notifies the Case Officer that Ledbury Town Council will be attending the appeal and would wish to provide representatives of the Council to speak**
 3. **That the Town Clerk will investigate quotes for specialist legal advice.**
- HOUSING SUPPLY NET ADDITIONAL DWELLING STATISTICS – CONSULTATION**

P137

Members were provided with a consultation paper on Housing Supply: Net additional Dwellings statistics, which they felt they could provide some brief responses to and ask that the Clerk provide a response to include the following points:

- That the consideration of nursing home and residential care homes, should be counted in the housing supply
- That if an area earmarked for housing is reduced due to unforeseen circumstances, such as with the River Lugg exclusion areas in Hereford, the housing supply figure should be reduced for that area to take into account the reduction in land available for future development applications.

RESOLVED:

That the Clerk respond to the consultation with the following comments:

- **That the consideration of nursing home and residential care homes, should be counted in the housing supply**
- **That if an area earmarked for housing is reduced due to unforeseen circumstances, such as with the River Lugg exclusion areas in Hereford, the housing supply figure should be reduced for that area to take into account the reduction in land available for future development applications.**

P138

TO RECEIVE AN UPDATE FROM THE NEIGHBOURHOOD DEVELOPMENT PLAN WORKING PARTY, INCLUDING NOTES OF A MEETING HELD ON 18 NOVEMBER 2019

Councillor Howells advised members on recent NDP matters and meetings and explained that there had been a discussion on the working party having their own website. He suggested that it would be beneficial as they are nearly in the consultation stage and suggested commissioning a professional website designer to build a website.

Councillor Vesma agreed that the NDP should have their own website, however felt that members of the working party or council could build a website inhouse and recommended using 'square space'.

The Town Clerk reminded members that the draft media policy stated that all social media posts should be checked by the Clerk before posting and that this would apply to the NDP website as the Group was under the umbrella of the Council.

Councillor Vesma proposed a limit of £30 per month for the NDP website and that help is offered if needed.

RESOLVED:

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

RECOMMENDATION

2. **That a recommendation be submitted to Full Council to allow the NDP to create a website for £30 a month, noting that any activity or uploading is checked by The Town Clerk beforehand.**

P139

EMAIL RECEIVED IN RESPECT OF LEDBURY TOWN TRAIL

Members were provided with correspondence from a resident with concerns over the condition and the lack of upkeep to the Town Trail.

The Town Clerk advised that she had a meeting scheduled to discuss the Town Trail with Fiona Miles, the Licensing and Enforcement Officer at Balfour Beatty Living Places with a view to the town council requesting a Licence to Cultivate the Town Trail.

RESOLVED:

1. **That the Town Clerk responds to the letter from a Ledbury resident, noting that she had a meeting with the manager of BBLP**
2. **That this item be referred to the Environment and Leisure Committee for further consideration.**

P140

NATURAL ENGLAND REVIEW OF RIVER LUGG

Members were provided with a consultation of the Countryside and Rights of Way (CROW) ACT 2000

RESOLVED:

That the consultation be received and noted.

P141

BALFOUR BEATTY PARISH UPDATE

Members were asked to receive and note a parish Update from Balfour Beatty

Councillor Bannister queried **page number 738 'Defects'** and asked whether the Clerk could investigate how long it takes to for the following points to be actioned:-

- All roads are inspected with frequency of inspection set in highways Maintenance Plan
- Each defect is risk assessed taking into account range of criteria and categorised
- Category determines response and action taken

RESOLVED:

1. **That the Balfour Beatty Parish update be received and noted**
2. **That the Clerk investigate how long it takes Balfour Beatty to inspect highways maintenance and determine the action.**

P142

LEDBURY TOWN MAP

The Town Clerk advised members that she had been approached by a company that provides Town Maps to enquire whether the council are considering a new Town Map. The Chair asked the Clerk to provide information on how she had worked with companies in the past to provide town maps.

The Clerk explained that the map could be produced at no costs to the Council, provided that the company providing the service can acquire sufficient sponsorship from local traders and organisations.

It was suggested that the map format should be altered to the previous one, with a larger map of the town with advertising around it and possibly with a tourism map on the reverse side.

Members agreed that the Town Map needed updating and proposed that the Clerk look into possible costs and process and update members accordingly.

RESOLVED:

That the Town Clerk investigate the process of updating the Town Map.

P143

PROMOTING A VIBRANT HIGH STREET

Members had a lengthy discussion regarding the recent article in the Ledbury Reporter about empty shops in Ledbury. The Council did not consider this to be a major problem in Ledbury but felt that they should work with local traders and landlords to promote a vibrant High Street.

Councillor Knight advised that she had been approached by many residents who felt that shop rates were too high and that landlords would not negotiate on the rent.

Councillor Bannister asked if there were any incentives for people to open new shops in Ledbury and whether the Council could provide grants to help businesses start up. The Town Clerk advised that whilst Parish Council's cannot grant money to start up businesses directly, some have provided grant funding to start up organisations, whereby you grant a set amount for a period of time to a company that helps businesses start up, such as Purple Shoots. At the end of the period the council will get its original investment back and potentially some interest.

The Town Clerk suggested holding a business breakfast to give Traders and residents the opportunity to discuss new and existing businesses. She also suggested hosting a business start-up workshop for those who weren't sure on the process of starting a business.

It was noted that Ledbury Food Group had been granted permission to decorate the internal windows in some empty shops.

Members felt that this agenda item need more discussion and it was agreed that it should be deferred to the next meeting of Full Council for further discussion.

RESOLVED:

That this item be deferred to the next meeting of Full Council, scheduled for 5 March 2020.

P144

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 their concerns will be passed to the correct Ward Members.

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

RESOLVED:

- 1 **That the correspondence from a Ledbury Resident be 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.**

P145

TRAFFIC MANAGEMENT WORKING PARTY UPDATE

Members were asked to receive and note the minutes of a meeting of the Traffic Management Working Party.

RESOLVED:

That the minutes of the Traffic Management Working Party be received and noted.

P146

HEREFORD TRANSPORT STRATEGY REVIEW

Members were provided with a copy of a letter from Herefordshire Council regarding the transport strategy review.

RESOLVED:

That members receive and note the correspondence from Herefordshire Council regarding the transport strategy.

P147

ALDI CARPARK CONCERNS

Members were provided with a letter from a concerned resident of Ledbury regarding parking at Aldis Supermarket.

The letter advised that there had been many incidents where large vehicles had reversed onto the footpath just missing pedestrians. The Clerk advised that the concerned resident had complained to Aldi however nothing had been done.

Members proposed that the Town Clerk write to the Aldi's regional office to raise the concerns with them

RESOLVED:

That the Town Clerk write to Aldi's Regional office to raise the concerns with them.

P148

LEDBURY TOWN ROAD NETWORK PROPOSAL

The Town Clerk advised that she had received an email from a resident of Ledbury regarding the traffic.

Members decided to defer agenda item to the next Traffic Management Working party

RESOLVED:

That agenda item 18 be deferred to the next Traffic Management Working Party

P149

PARKING IN NEW STREET/ ELGAR CLOSE

That agenda item 19 be deferred to the next Traffic Management Working Party

P150

DATE OF NEXT MEETING

To note that the date of the next Economic Development and Planning Committee is scheduled for 12 March 2020

The Meeting ended at 21:38 pm

Signed

Dated