



LEDBURY TOWN COUNCIL

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18 February 2021

TO: Councillors Banister, Harvey, Howells and Knight
Non-Councillors: Caroline Green and Nicola Forde

Dear Member

You are invited to attend a meeting of the **Major Planning Applications and Consultations on Monday, 22 February 2021 at 5.00 pm** for the purpose of transacting the business set out below.

Yours faithfully

Angela Price
Clerk

A G E N D A

1. **Apologies for absence**
2. **Declarations of Interests**

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. **Notes of a meeting of the Major Planning Applications and Consultations Working Party held 11 and 26 January 2021**
4. **Application to develop a Lidl Supermarket, Nursery and possible surgery – Leadon Vale development (Deeley Group) – Refused by Planning Authority**
5. **Application No. 203535 – 2nd phase for the erection of 46 dwellings at Land to the south of Leadon Way (Barretts) – Refused by Planning Authority**

6. **Bovis Housing Development – 140 dwellings, Leadon Way, Ledbury**
7. **Update on Viaduct Inquiry**
8. **Request from Gladman**
9. **Application P194182/F – Land to the rear of the Full Pitcher, New Street, Ledbury – creation of 93 new dwellings with associated access and parking**
10. **Application P204577/F and P204578/L Former Auction Rooms Market Street, Ledbury, Herefordshire – proposed redevelopment of the former auctions rooms site to provide 31 new apartments, together with associated demolition works, new car parking and other infrastructure**

Distribution: All councillors

LEDBURY TOWN COUNCIL

**Notes of a meeting of the Major Planning Applications and Consultations
Working Party held on 11 January 2021**

PRESENT – Councillor Howells and Bannister (Chair)

ALSO PRESENT – Town Clerk

17. Apologies for absence

None received

The Town Clerk advised that due to the number of apologies received the meeting was not quorate and therefore could not proceed.

RESOLVED: That the meeting of the Major Planning Applications and Consultations Finance, Policy & General Purposes Committee be rescheduled to take place on Tuesday, 26 January 2021 at 4:00PM

The meeting ended at 4.05 pm

Signed

Dated

LEDBURY TOWN COUNCIL

**NOTES OF A MEETING OF THE
MAJOR PLANNING APPLICATIONS & CONSULTATIONS WORKING PARTY
HELD ON
26 JANUARY 2021**

PRESENT: Councillors Bannister (Chair) and Howells
Non-Councillors – Nicola Ford and Caroline Green

18. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Harvey and Knight.

19. DECLARATIONS OF INTEREST (Councillors only)

None received.

**20. NOTES OF A MEETING OF THE MAJOR PLANNING APPLICATIONS &
CONSULTATIONS WORKING PARTY HELD ON 11 JANUARY 2021**

RESOLVED:

That the notes of the meeting of the Major Planning Applications & Consultations Working Party held on 11 January 2021 be received and noted.

**21. APPLICATION TO DEVELOP A LIDL SUPERMARKET, NURSERY AND
POSSIBLE SURGERY, LEADON VALE DEVELOPMENT (Deeley Group)**

Members of the Working Party were provided with a copy of the draft response of the Council in respect of the Deeley application and a summary of the meeting held with Hereford Council Planning Officers.

Councillor Bannister advised that the main issue for Ledbury Town Council in respect of the planning application was the retail impact on the town centre. He advised that the report commissioned by Hereford Council in respect of the retail impact traders within the town centre shows a significant impact on the already established supermarkets, Tesco, Aldi and Co-op.

The major issue being the 14% impact on the town centre 21% impact on Tesco and about 19% on Co-op (noting that Co-op and Tesco are on the edge of the town centre. At the meeting with Hereford Council Planning Officers it was noted that Ledbury Town Centre is it is possible to walk from both stores and be in the town centre in a matter of minutes.

It was noted that Tesco and Co-op are not identified as being part of the primary or secondary town centre in the current NDP, however planners had suggested that due to the size of Ledbury it would make sense not to have primary or secondary zones in respect of the town centre, and that the NDP Working Party

may wish to consider extending the town centre to encompass these stores in the future.

Councillor Howells advised that should the application be refused by Hereford Council the time between the refusal and an appeal may provide additional time for this area of land to be included in the amended NDP for as a site for alternative development options.

Caroline Green advised members that she had recently had a discussion with the manager of Tesco's in Ledbury who had informed her that Tesco's are not currently running at full capacity. She suggested that the introduction of a new supermarket would have a further affect on Tesco and possibly the other two supermarkets.

Councillor Howells noted that the introduction of a further supermarket in Ledbury would potentially have an affect on the jobs in the current stores, rather than provide new jobs. He also advised that so car Co-op have provided a response to the application but that it was unlikely that Tesco's or Aldi would be providing a response.

Members felt that the response from Co-op was a very comprehensive response and it was noted that the helpful guide/template for responses that Councillor Harvey had prepared for traders had been despatched.

Councillor Bannister asked members to provide him with any further comments to be added to the draft response, noting that it would need to be submitted no later than Friday, 29 January 2021.

Councillor Bannister advised that there were concerns over the Deliverability of medical centre, when Deeley first put their application in with the plans for a medical centre it was done prior to any discussions with the CCG and local health authority. He advised that as far as he was aware no substantial discussions had taken place in respect of the medical centre to date. He explained that the time scale for this type of development could extend up to 7 years, or that it may not get delivered at all.

The other issue in relation to the medical centre was the location, being located out of town. The NDP currently states that medical services should be accessible, therefore this had been included as a point in the response. He advised that during discussions with Deeley it had been noted that the capacity of the car park could allow for the inclusion of a bus service, however Deeley had responded that there was a bus stop 400 meters away which they considered sufficient.

Councillor Howells advised that Deeley had consulted with a member of the CCG, however this was not a formal discussion, as it was held with an individual member of the CCG rather than a committee of the CCG.

Councillor Howells noted that the current NDP calls for support of the increasing needs of the elderly, which a medical centre on the outskirts of the town would

not meet this requirement. The NDP also states that it would support the development of medical services being located within the town.

Caroline Green provided an update on the trader's responses on this application, she advised that she had sent a reminder the day of the meeting. She advised that she had had conversations around the various concerns raised by some of the traders, advising them that a store such as Lidl could have an effect on many of the stores in the town. She advised that she had put in a response as the Chair of the Traders Association.

RESOLVED:

That any further comments that members of the Working Party may have be forwarded to Councillor Bannister, noting that the final response needed to be provided to Hereford Council by 29 January 2021.

22. APPLICATION NO. 203535 – 2nd PHASE FOR THE ERECTION OF 46 DWELLINGS AT LAND TO THE SOUTH OF LEADON WAY (Barratts)

The Clerk advised that she had received a call from the Case Officer dealing with this application asking for comments from Ledbury Town Council by the end of the week.

Councillor Bannister advised that in the Economic Development & Planning Committee meeting in November Councillor Harvey had provided a number of points to build an objection around; noise blight, amenity blight and the position of the affordable housing within the development. He pointed out that it was planned to site the affordable housing nearest to the Cheese Factory with the more expensive properties being placed further away, with the noise being buffeted by the affordable housing. This would not provide for a reasonable mix of the positioning of all the housing on the development.

Nicola Forde advised that the Civic Society had not provided a response on this development to date.

Councillor Howells felt that the key issue in respect of this development is noise from the cheese factory, which seems to be louder at night and that it would most definitely impact on residents.

Caroline Green advised that she used to live opposite Haygroves which had been noisy, she pointed out that it can have a detrimental effect on people's health and wellbeing.

It was noted that the Cheese factory had not commented on this application, as they had previously.

In terms of the NDP it is a sight that is being shown as being developed, and therefore it should be noted that there is a pre-disposition that planning permission will be given.

It was noted that a number of the objections on the website were from residents of the new development, with one resident stating that if he had been aware of the noise issues before moving in, they would not have purchased the property.

RESOLVED:

1. That Councillor Bannister draft a response in respect of application 203535 and share it on email with other councillors for their input.
2. That Councillor Bannister speak with Carl Brace for an update on this application.
3. That Councillors approach the owners of the cheese factory to ask whether there was a reason for them not having provided an objection to this application.

23. **BOVIS HOUSING DEVELOPMENT – 140 DWELLINGS, LEADON WAY, LEDBURY**

There was no further update on this development.

24. **UPDATE ON VIADUCT INQUIRY**

There was no further update on this development.

25. **DATE OF NEXT MEETING**

No further meeting date was agreed.