

**MINUTES OF A MEETING OF THE  
PLANNING COMMITTEE  
HELD ON  
THURSDAY, 12 AUGUST 2021**

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**PRESENT:** Councillors Bannister (Chair), Howells, Hughes, Manns, Morris and Troy

**IN ATTENDANCE:** Angela Price – Town Clerk  
Julia Lawrence – Deputy Town Clerk (Minute Taker)

**P454 APOLOGIES**

Apologies for absence were received from Councillors Harvey and Knight.

**P455 DECLARATIONS OF INTEREST**

No declarations of interest and written requests for dispensations were received.

**P456 CHAIRMAN'S REQUEST TO CHANGE THE ORDER OF THE AGENDA**

Councillor Bannister advised Members that he would like to bring agenda item 19 "Herefordshire Sustainable Transport Group" to follow agenda item 4. He advised that his reasoning for this was that Gareth Davies had agreed to attend the meeting to speak to Members on Sustainable Transport in Ledbury.

**RESOLVED:**

**That Item 19 be brought forward on the agenda to be discussed following agenda item 4.**

**P457 TO APPROVE AND SIGN THE MINUTES OF MEETINGS OF THE ECONOMIC DEVELOPMENT & PLANNING COMMITTEE HELD ON 13 MAY 2021, 20 JUNE 2021, 8 JULY 2021 AND 19 JULY 2021.**

**RESOLVED:**

**That the minutes of the meetings of the Economic Development & Planning Committee held on 13 May 2021 and the minutes of the Planning Committee meetings held on 20 June and 19 July 2021 be approved and signed as a correct record subject to the following amendments:**

**1. 8 July 2021**

**Minute No. P439 – to be recorded that Councillor Hughes had given apologies for this meeting.**

**2. 12 July 2021**

**Minute No. P442 – that the third paragraph be amended to read: “To establish and manage Working Parties and Task and Finish Groups”.**

**3. Minute No. P443 – Councillor Manns asked whether the recording had been reviewed in respect of planning application 211083. The Clerk confirmed that she had reviewed the recording of the meeting for clarification and confirmed that whilst some Members had discussed the points raised by Councillor Manns there had been no substantial discussion to provide a response in objection to this application.**

**4. Minute No. P445, Item No. 8 - Councillor Manns queried this since he was under the impression that there had been one objection. The Clerk agreed to check the recording and report back.**

**P458 HEREFORDSHIRE SUSTAINABLE TRANSPORT GROUP**

**a. Response to consultation on Herefordshire Bus Service Improvement Plan**

Gareth Davies of the Herefordshire Sustainable Transport Group provided a short presentation outlining his background in traffic management and confirming his involvement in the Herefordshire Sustainable Transport Group. Mr Davies reported there were alternative options to the motor vehicle and whilst more car parks cannot necessarily be built, the alternative could be to provide frequent bus services between the Town Centre and local industrial estates, residential and retail areas.

Mr Davies advised that the Government would be providing £3 Billion in funding to all unitary councils to support the “Bus Service Improvement Plan” and he considered it was essential for all market towns to submit their requirements to Herefordshire Council prior to Herefordshire Council submitting their bid in October 2021. The Chairman noted that the public transport infrastructure would certainly be impacted by the large volume of residential properties being built now or planned for the future, as none of the new residential estates had made provision for bus stops to be installed within the developments. It was noted that this initiative would

involve medium size electric buses so the corresponding infrastructure (i.e. charging points) would need to be addressed.

Mr Davies offered his help and support to the Town Council as he believed that Ledbury Town Council could be the pioneer for this project in Herefordshire. The Chairman thanked Mr Davies and confirmed that he would be most welcome to join the Traffic Management Working Group Party. Councillor Howells advised that Herefordshire Ward Members were due to attend a meeting of the National Bus Strategy on 17 August 2021.

Councillor Bannister stated that Ledbury Town Council had, on several occasions, discussed the possibility of running an electric bus service from the new developments and that he felt encouraged by Mr Davies' presentation. He advised Mr Davies that the Working Parties welcome members of the public with appropriate knowledge to participate in the meetings.

**RESOLVED:**

1. **That the Clerk send details of the Traffic Management Working Party to Mr Davies.**
2. **That Ward Members be asked to provide feedback from the Bus Strategy meeting at the Traffic Management Working Party meeting.**
3. **That officers and Consultants involved in the bus strategy be invited to a future meeting of the Planning Committee.**

b. **Passenger Opinion Survey**

**That this item be deferred to the next Traffic Management Working Party meeting.**

**P459 PUBLIC PARTICIPATION**

There were no Members of the public present.

**P460 ACTION SHEET**

The Clerk provided an update on the outstanding items on the action sheet.

**RESOLVED:**

**That the action plan be received and noted.**

**P461 NOTES OF A MEETING WITH TURLEY AND VISTRY HELD ON 7 JULY 2021**

**RESOLVED:**

**That the notes of the meeting with Turley and Vistry held on 7 July 2021 be received and noted.**

**P462 PLANNING CONSULTATIONS**

- 1 Planning Application 211356 – Swing Trees, Orchard Lane, Ledbury, Herefordshire HR8 1GQ

**RESOLVED: NO OBJECTION**

- 2 Planning Application 211659 – Upper Mitchell Farm, Westhill, Ledbury, Herefordshire, HR8 1JF

**RESOLVED: NO OBJECTION**

- 3 Planning Application 211660 - Upper Mitchell Farm, Westhill, Ledbury, Herefordshire, HR8 1JF

**RESOLVED: NO OBJECTION**

- 4 Planning Application 212375 – South of Leadon Way, Ledbury, Herefordshire, HR8 2HT

**RESOLVED:**

**That this application be referred to a meeting of the Larger Planning Applications Committee and that the Clerk request an extension for the Council's response in respect of this application.**

- 5 Planning Application 212423 – Household Waste Disposal Site, Little Marcle Road, Ledbury, Herefordshire HR8 2DR

**RESOLVED: NO OBJECTION**

- 6 Planning Application 212476 – Rhea Court, Rhea Farm, Rhea Lane, Ledbury, Herefordshire HR8 PT

**RESOLVED: NO OBJECTION**

- 7 Planning Application 212477 – Rhea Court, Rhea Farm, Rhea Lane, Ledbury, Herefordshire HR8 2PT

**RESOLVED: NO OBJECTION**

- 8 Planning Application 212502 – Ledbury Service Station, Ledbury, Herefordshire HR8 1BS

**RESOLVED: NO OBJECTION**

- 9 Planning Application 212729 – 3 Park View, Newbury Park, Ledbury, Herefordshire HR8 1AZ

**RESOLVED: NO OBJECTION**

- 10 Planning Application 212803 – Land adjacent to Townsend Cottage, Mabels Furlong, Ledbury, Herefordshire

**RESOLVED:**

**That no objection be raised in respect of this planning application subject to the concerns raised by local residents in respect of poor water pressure being addressed and that a report from the water provider be obtained.**

- 11 Planning Application 212483 – Bramble, Orchard Lane, Ledbury, Herefordshire HR8 1DQ

**RESOLVED: NO OBJECTION**

- 12 Planning Application 200662 – Methodist Church, 145 The Homend, Ledbury, Herefordshire HR8 1BP

**RESOLVED:**

**That no objection be raised in respect of this planning application subject to the following conditions being taken into consideration:**

- a) That noise levels to be kept to an acceptable level;
- b) That the rear garden should be for the private use of the Manager and not the general public;
- c) Consideration should be given to removal of rubbish;
- d) Access and parking – an alternative location should be considered.

## **P463 PLANNING DECISIONS**

**RESOLVED:**

**That the planning decision report be received and noted, subject to the following amendment:**

**Application No. 204578 be amended to read “Proposed redevelopment of the former auctions with associated demolition**

**works, new car parking and other infrastructure – Former Auction Rooms, Market Street, Ledbury, Herefordshire – Listed Building”.**

**P464 NOTICATION OF APPLICATION FOR GRANT OF PREMISES LICENCE**

The Chair advised Members of an email he had received from Cllr Knight in which she had raised concerns in respect of the proposed opening times as stated within the licence application.

**RESOLVED:**

**That the Clerk seek clarification on the opening times in respect of this application.**

**P465 SECTION 106 TOWN/PARISH WISH LIST**

The Clerk reported that she had requested an up-to-date list for Section 106 list but unfortunately she had not yet received this.

**RESOLVED:**

**That the Section 106 wish list be referred for consideration at the next meeting of the Larger Planning Applications Working Party.**

**P466 BRIEFING NOTE IN RESPECT OF 5-YEAR HOUSING LAND SUPPLY**

**RESOLVED:**

**That the briefing note in respect of 5-year Housing Land Supply be received and noted.**

**P467 PLANNING FOR THE FUTURE – TO CONSIDER WHETHER GIVEN THE POSITIVE 5-YEAR HOUSING LAND SUPPLY POSITION LEDBURY TOWN COUNCIL PUT LEDBURY FORWARD AS A PILOT FOR THE DEVELOPMENT OF A DESIGN CODE**

Councillor Hughes made the following comments:

- 1 Should Ledbury Town Council become a pilot scheme? What are the benefits to the residents of Ledbury?
- 2 What would be expected of Ledbury Town Council regarding work/tasks to be undertaken?
- 3 Given the current situation where there are not too many Councillors, does LTC have the capacity to become a pilot for the design code?

Councillor Howells confirmed that reference to this particular subject matter is addressed in the Neighbourhood Development Plan and that the amended Plan will include a design plan. The Chairman considered that the council does not currently have the capacity to consider participating in the pilot scheme.

It was agreed that it would be beneficial to invite someone to a future meeting of the Planning Committee to provide answers to the questions raised.

**RESOLVED:**

**That the Clerk investigate the appropriate person to be invited to a future meeting of Planning and extend an invitation to attend accordingly.**

**P468 NEIGHBOURHOOD DEVELOPMENT PLAN**

Councillor Howells reported that 847 responses had been received to the public consultation; 463 online and 384 paper submissions. He advised that it was anticipated that a report would be drawn up by the end of August 2021. In addition, a further 150 local businesses and community groups had also been invited to participate in the consultation. The results will be published in a draft Neighbourhood Development Plan document for final approval at the Full Council meeting on 30 September 2021.

**RESOLVED:**

**That the information provided in respect of the Neighbourhood Development Plan be received and noted.**

**P469 TO ESTABLISH WORKING PARTIES FOR THE 2021/22 MUNICIPAL YEAR AND AGREE DATES FOR MEETINGS**

**a. Traffic Management**

**RESOLVED:**

- 1. That Councillors Bannister, Howells, Morris, and Troy be nominated to sit on the Traffic Management Working Party.**
- 2. To note that the next meeting of the Traffic Management Working Party is scheduled for Wednesday, 1 September 2021 at 6.00 pm in the Committee Room.**

**b. Larger Planning Applications**

- 1. That Councillors Bannister, Howells, and Hughes be nominated to sit on the Larger Planning Applications Working Party.**
- 2. To note that the next meeting of the Larger Planning Applications Working Party is scheduled for Monday, 6 September 2021 at 6.00 pm in the Committee Room.**

**P470 REVIEW OF EMERGENCY ACTIVE TRAVEL MEASURES**

**RESOLVED:**

1. That the Clerk contact Herefordshire Highways officers to advise that the SID's are still displaying the speed limit as 20 mph, and that this should now display 30mph.
2. That the report on the Review of Emergency Active Travel Measures be received and noted.

**P471 PARKING ISSUES – OATLEY'S CRESCENT AND THE JUNCTION WITH MARGARET ROAD**

**RESOLVED:**

That this item be deferred to the next meeting of the Traffic Management Working Party for further consideration.

**P472 REQUEST FOR CONSIDERATION OF A DROP KERB AT HORSE LANE ORCHARD**

**RESOLVED:**

That this item be deferred to the next meeting of the Traffic Management Working Party for further consideration and possible inclusion in the planned Traffic Regulation Order (TRO) request.

**P473 UPDATE ON MEETING WITH HEREFORDSHIRE OFFICERS IN RESPECT OF ADDITIONAL PARKING CONTROLS AT MABELS FURLONG**

Councillor Howells reported that following a meeting on 5 August 2021 with a Traffic and Highways Engineer to look at access issues, it has been proposed to extend the double yellow lines. Members noted that this had been one of the areas being considered for inclusion in the planned TRO request.

**P474 CORPORATE PLAN**

Members were requested to give consideration to the timings within the Corporate Plan for the various projects. Councillor Hughes suggested that as this was a considerable amount of work, it should be deferred to the Corporate Plan Workshop which the Clerk was in the process of setting up.

**RESOLVED:**

That the Corporate Plan projects be reviewed as part of the Corporate Plan Workshop.



**P DATE OF THE NEXT MEETING**

**RESOLVED:**

**To note that the next meeting of the Planning Committee is scheduled for 9 September 2021.**

The meeting ended at 8.56 pm.

Signed.....Dated.....  
(Chair)

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