



# LEDBURY TOWN COUNCIL

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15 October 2021

TO: Councillors Banister, Howells and Hughes  
Non-Councillors: Caroline Green, Nicola Forde and Paul Kinnaird

Dear Member

You are invited to attend a meeting of the **Major Planning Applications and Consultations on Thursday, 21 October 2021 at 6.00 pm at the Council Offices, Church Lane, Ledbury** 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 6 September 2021** (Pages 234-238)
4. **Herefordshire Local Plan Pre-consultation engagement** (Pages 239-242)
5. **Section 106 Town/Parish Wish List** (Pages 243-247)
6. **Date of next meeting**

Distribution: All councillors x 13  
Non-Council members x 3



LEDBURY TOWN COUNCIL

NOTES OF A MEETING OF THE MAJOR PLANNING APPLICATIONS &  
CONSULTATIONS WORKING PARTY  
HELD ON  
6 SEPTEMBER 2021

PRESENT: Councillors Howells and Hughes

ALSO PRESENT: Angela Price – Town Clerk

MPA37. The Terms of Reference for the Working Party state that quorum requirements are as follows:

*“To enable the Working Party to meet its quorate requirements there **MUST** be three members of the Working Party present, regardless of whether they are councillors or non-councillor members of the Working Party. However, there **MUST** be at least one Councillor present for the meeting to proceed.”*

There were only two members of the Working Party present at the meeting, therefore the meeting was inquorate.

It was agreed to reschedule the meeting for Thursday, 9 September 2021 at 5.00 pm in the committee room.

The meeting ended at 6.10 pm.

Signed ..... Date .....



**MINUTES OF A RECONVENED MEETING OF THE MAJOR PLANNING  
APPLICATIONS & CONSULTATIONS WORKING PARTY  
HELD ON  
9 SEPTEMBER 2021**

**PRESENT:** Councillors Bannister, Howells and Hughes  
Non-Council members – Paul Kinnaird

**MPA38. ELECTION OF CHAIR FOR THE 2021/22 MUNICIPAL YEAR**

**RESOLVED:**

**That Councillor Bannister be elected as Chair of the Major Planning Applications Working Party for the 2021/22 Municipal Year.**

**MPA39. APOLOGIES:**

Apologies were received from Councillors Harvey, Knight, Manns and Whattler and Nicola Forde

**MPA40. DECLARTIONS OF INTEREST**

None received.

**MPA41. NOTES OF A MEETING OF THE MAJOR PLANNING APPLICATIONS AND CONSULTATIONS WORKING PARTY HELD ON 9 MARCH 2021**

**RESOLVED:**

**That the minutes of the meeting of the Major Planning Applications and Consultations Working Party held on 9 March 2021 be approved and signed as a correct record subject to the following amendments:**

**Minute no. 26**

- 1. To note that Councillor Howells was at the meeting and therefore should not be listed as having given apologies.**
- 2. To note that Councillor Harvey submitted her apologies and therefore should be recorded accordingly.**

**Minute no. 28 – “APPLICATIONS” is misspelt**

**Minute no. 29 - “VIADUCT” is misspelt**

**Minute no. 20 - That the third paragraph be deleted.**





**Minute no. 30**

- 1. That the first paragraph be amended to read “The developer provided .....**”
- 2. That the fifth paragraph be amended as follows:**

**“Councillor Howells advised that the former auction rooms were voted the most popular site for development in the town centre for young and elderly residents.”**

**Minute no 36 – to note that the date of the next meeting should read “September” and not March.**

**MPA42.**

**TERMS OF REFERENCE**

**RESOLVED:**

**That the Terms of Reference be approved subject to the following amendments:**

- That the opening paragraph be amended to read as follows:**

**“The purpose of the Working Party is to respond to issues related to traffic and travel management by way of recommendations to the Planning Committee.”**

- That all reference to “Chairman” be replaced to “Chair**
- That all reference to “Economic Development & Planning Committee” be amended to read “Planning Committee”**
- That all reference to the “Finance Committee” be amended to read “Finance, Policy & General Purposes Committee”**
- That item 5(v) be amended to read as follows:**

**“To consider what training could be provided to members on all planning associated issues.”**

**MPA43.**

**PLANNING APPLICATION 212375 – SOUTH OF LEADON WAY, LEDBURY, HEREFORDSHIRE**

**Councillor Bannister advised members that this application was in respect of 49 dwellings to the east of the Barratts phase 1 development. He advised that whilst it was being referred to as phase 2, he believed this was a completely new application. He**





advised that it was a response to the previously rejected phase 2 development.

It was agreed that whilst the majority of the dwellings were to the east of phase one 5 were to the west. Members noted that many of the objections on the portal related to these five dwellings and the noise and other issues relating to the cheese factory.

Following considerable discussion members agreed to make the following recommendation to the Planning Committee:

### **RECOMMENDATION**

**That Ledbury Town Council object to the planning application on the following grounds:**

- **It is a new application and not an extension of the original – the circumstances for planning approval that applied for the first application no longer apply;**
- **Herefordshire now has over 7-years housing supply and Ledbury is already ahead of its local plan quota delivery;**
- **The local plan specifies that development in Ledbury will be mainly focussed to the north of the town; this application will add (unnecessary) south development which is not in the plan;**
- **The new application erodes green infrastructure and is not in keeping with the local plan or NDP green infrastructure obligations;**
- **The noise from the cheese factory still carries to the far end of the site; the mitigations in place do not work**
- **This development will add to the accumulative over-development effect of local road capacity;**
- **The new application simply does not comply with the NDP design guide;**
- **The location of the new application is designed, indeed optimised for car use; it is not sustainable and does not comply with the local plan or NDP policies to reduce car use;**
- **No plans for cycling and active transport are included – indeed, if it is difficult to see how they could be given the remote end-of-site location (this is why it was designated as a greed space area in the first place);**
- **It will only add to the net out-commuting from Ledbury for work and generate further vehicular traffic in contravention of both the local plan and NDP policies;**
- **The council also objects to the proposal to still build five dwellings in the area already reject by planning, totally ignoring the ongoing noise issues.**



MPA44.

**SECTION 106 TOWN/PARISH WISH LIST**

Members noted that there was a Section 106 Task and Finish meeting arranged for 13 September 2021 at 6.00 pm and agreed that this item should be deferred to that meeting.

**RESOLVED:**

1. **That the S106 Wish List be deferred to the S106 Task and Finish Meeting scheduled for 13 September 2021.**
2. **That the Clerk extend an invitation to all Councillors to attend the S106 Task and Finish meeting.**

MPA45.

**DATE OF NEXT MEETING**

**RESOLVED:**

**To note that the next meeting of the Major Planning Applications & Consultations Working Party is scheduled for 7 October 2021.**



## LTC Clerk

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**From:** Neighbourhood Planning Team <neighbourhoodplanning@herefordshire.gov.uk>  
**Sent:** 11 October 2021 10:26  
**Cc:** clerk@bromyardandwinslow-tc.gov.uk; clerk@kingtontowncouncil.gov.uk; LTC Clerk; townclerk@leominstertowncouncil.gov.uk; clerk@rosstc-herefordshire.gov.uk  
**Subject:** Herefordshire Local Plan update – pre-consultation engagement  
**Attachments:** Town Council Survey.pdf; Town Council Survey.docx

Good morning,

Herefordshire Council is in the initial stages of updating its Local Plan. In the next few months we hope to publish a consultation paper setting out some possible options for the overall approach to new development in the County. This will be the first in a series of consultations which will take place as the plan is prepared.

Ahead of this consultation, the Council is keen to engage with Town and Parish Councils and their local communities to begin to understand the following:

- What parts the existing Core Strategy have or have not worked.
- What areas of planning policy are missing or could be improved.
- Whether the relationship between the county-wide policies and Neighbourhood Plans work or need to be improved.

A short questionnaire is attached to provide some initial thoughts and help the Council in developing its future planning policies.

You have the option of completing the editable pdf or Word version if you would prefer, once you have your answers ready.

As part of preparing your response you may wish to engage with your local community in order that the answers represent broader opinion across your area.

Responding to this questionnaire is not intended to replace the need for specific comments from the Town Council to the forthcoming consultation on the spatial strategy and strategic options; however the comments will inform ongoing work upon the Local Plan update.

Please send your completed survey to [neighbourhoodplanning@herefordshire.gov.uk](mailto:neighbourhoodplanning@herefordshire.gov.uk) by midnight on 17 January 2022.

Kind regards

*The Neighbourhood Planning team*



**Herefordshire Local Plan update – pre-consultation survey****General Questions**

1. What elements of the strategy and policies in the current Core Strategy do you consider have been successful or not? Please explain the reasons for your answer.

2. What elements of current Core Strategy policy could be improved? Please explain the reasons for your answer.

3. Are there any key planning policies that are missing from the current plan?

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4. Are the policy areas that are devolved to Neighbourhood Development Plans at the right level? Please explain the reasons for your answer.

5. If you have an adopted Neighbourhood Development Plan, do you consider it has been a success? Please explain the reasons for your answer.

### **Level of growth**

1. Do you consider that the current housing targets for the city or town have helped to sustain its role as a service centre? Please explain the reasons for your answer.



2. What would you consider is required to improve or maintain its viability?  
Please explain the reasons for your answer.

3. Are there any constraints to new development in or around the city or town that would affect its ability to sustain future growth? Please explain the reasons for your answer.

Thank you for taking the time to complete this survey.



**MINUTES OF A MEETING OF THE SECTION 106 TASK AND FINISH GROUP  
HELD ON  
13 SEPTEMBER 2021**

**PRESENT:** Councillors Bannister, Howells and Hughes

**ALSO PRESENT:** Angela Price – Town Clerk

**1. ELECTION OF CHAIR**

**RESOLVED:** That Councillor Howells be elected as chair to the S106 Task and Finish Group for the 2021/22 Municipal year.

**2. APOLOGIES**

Apologies were received from Councillors Eakin, Harvey, Knight and Whattler.

**3. DECLARTIONS OF INTEREST**

None received.

**4. TO GIVE CONSIDERATION TO THE SECTION 106 LISTINGS INCLUDED IN THE ATTACHED PUBLIC REALM DOCUMENT**

Members agreed that the most sensible way forward would be to review the Section 106 listings included in the Public Realm document and consider the priority of each item, with a recommendation back to the Planning Committee.

Councillor Hughes as:

What is S106?

What is the aim of the Task & Finish Group?

How can we achieve this aim?

The following responses were provided:

**What is S106?** – Herefordshire Council recognises that when developers build new houses, the development may have an impact on the local community. For example, the growth in the local population might lead to greater pressure on education facilities. We can use Section 106 Agreements to require developers to pay for infrastructure to help mitigate the impact of developments. In addition, Section 106 agreements can be used to secure the delivery of affordable housing.

Section 106 agreements are legal agreements negotiated between the council and the developer. The council can request financial contributions and affordable housing for development sites of 11 residential units or more.

Under the Government's National Policy Framework (NPF), which sets out the Government's planning policies and, how they should be delivered, HC can only ask for funds for infrastructure which meet the following "three statutory tests":

- The project is necessary to make the development acceptable in planning terms;
- It is directly related to the development; and
- It is fairly and reasonable related in scale and kind to the development.

**What is the aim of the Task & Finish Group?** – This Task & Finish Group are trying to build a new Wish List for Ledbury and agree priorities within the list.

**How can we achieve this aim?** – by reviewing all of the information provided by the Clerk (Public Realm document, Councillor Harvey's previous Ward report and previous wish lists)

It was agreed that the same system used within the Council's Corporate Plan would be used, i.e. Red for High Priority, Amber for Medium Priority and Green for Low Priority. It was also agreed that they would incorporate D for items that they believe have been completed. A map is also attached to identify the relevant numbering.

Councillor Bannister advised that most of the items on the list within the public realm document were transport related and considered that Ledbury Town Council need to consider alternatives from just transport projects.

The following list is the outcome of the discussions at the meeting:

REF	Description	Priority
16	Informal crossing to B4216 – Leadon Way	D
22	Crossing and shared use path along Martins Way to link with 17 and 18 (B & C)	A
1A	Shared use access from Ledbury SUE (Site A) to include crossing over Hereford Road to link to New Mills Way (Members believe this to be part of the Viaduct development)	G
15	Crossing over the bypass south of the Full Pitcher roundabout linking with Old Wharf Industrial Estate (members believed there was a case to enhance this with Pelican Crossing)	A
20	New bus stop and shelter on the west side of Martins Way, plus the provision of a shelter at the existing bus stop on the east side of the road	R
1B	Shared use access from Ledbury SUE to include crossing over A438 to link to Riverside Park (members believe there is a case to enhance this with a pelican crossing)	A
45b	Town Trail Refurbishment (Orchard Lane – Bye Street Section)	A



14	Crossing over the bypass north of the Full Pitcher roundabout linking the Town Trail with 13 and Old Wharf Industrial Estate (Upgrade to Pelican Crossing)	R
19	Crossing of A417 Ledbury Bypass to connect to site D	G
39	Footpath link from development site D to The Southend (No longer applicable replace with Crossing from proposed Bovis site to Jubilee Close)	G
1C	Formal crossing of Hereford Road and shared use link to join with path at southern end of Golding Way to including lighting	A
5	Widening narrow footbridge on Town Trail over Orchard Lane	R
8	Bye Street/Town Trail Crossing	R
21	10MPH TRO on A417 Leadon Way between the Full Pitcher roundabout and a point east of the proposed roundabout	D
13	Shared use path on north side of A449 to connect with 14 & 15	R
6	Improvement to links between Orchard Lane and Town Trail south of footbridge	R
35	Real time information especially by the Market House, War Memorial and Railway Station	G
7	Alternative to steps at the town end of Green Lane by Homend Crescent	G
10	Crossings over Bypass, Little Marcle Road to link in with 9	A
18	Upgrade of Mabels Furlong and Biddulph Way spur footways to shared use	A
23	Shared use footpath along the north side of Hereford Road to a crossing serving Golding Way to link with the Town Trail (Saxon Way)	A
45c	Town Trail Refurbishment (South of Bye Street)	R
34	Upgrading of PT facilities within the town centre to include shelters, kerbing etc	G
36	Review of facilities at all key bus stops in Ledbury with an aim to upgrade	G
19A	Crossing of A417 Ledbury Bypass to connect to site D (footbridge)	G
11	Cycle measures on New Street between B & C and the Town Centre	Unclear – clarification to be sought
30	Pedestrian crossing at Gloucester Road/Biddulph Way (Site D)	R
40	Footpath improvement west of Lower Road Trading Estate	A
45A	Town Trail Refurbishment (North of Orchard Lane)	A
4	Extension of shared use path between Aldi and Barnett Avenue (ZB2 path)	A
9	Shared use path on town side of the bypass between ZB2 path Lower Road Industrial Estate to Lower Road/Little Marcle Road roundabout	A

17	Upgrade of ZB9 footpath between Martin's Way and Mabels Furlong to link with 16	G
45D	Town Trail Refurbishment (South of Little Marcle Road section)	A
25	Widened footway to increase public space around Market House including review of bus stop locations and parking	G
26	Widened footway along eastern end of Bye Street (Not one way)	R
24	Footpath link to Wellington Heath (Canal pathway)	G
47	Pedestrian Wayfinding signage review	A
44	Car park management (fee/strategy) and signage	D
2	Shared use paths along the BN4214 Bromyard Road	R
37	Station parking	R
3	Junction improvement Hereford Road/Bromyard Road/Rail station	R
29	Traffic calming in areas of the town	G
28	Town Centre 20mph (not town wide)	R
41	Junction improvement at the Southend junction with Mabels Furlong	Happening
43	Widened footway between Top Cross and Police Station	R
38	Accessible footbridge between platforms	R
31	Remodelling of road junctions along Bye Street/Bridge Street/ Lower Road	R
32	Remodelling of road junctions along Woodleigh Road	R
33	Remodelling of road junctions along Little Marcle Road	R
48	Increased central coach parking	A
12	Cycle contraflow at High Street end of New Street	G
42	Resident's parking scheme (Various locations)	G
46	Knapp Lane traffic flow management (one way eastbound after Upperfields?) – Members suggest an extension of the yellow lines and other traffic control measures but not to make this one way	A
27	Additional level added to an existing town centre car park (Bye Street/Bridge Street could both be considered)	A

The meeting ended at 8.09 pm.

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



## Town Council S106 wish list

Project / Works Description	Project / Works Description	Source	Priority
Public green space	Development of an additional park/green space	Existing, BB, ME	
	Improved lighting at the Recreation Ground	BB,	
	Picnic area at the Recreation Ground	BB,	
	Improve landscaping and flow on the River	TP/NP	
Paths & cycleways	Improved existing provision:	Existing, ME	
	Installing solar/movement activated lighting on Town Trail	Existing	
	All-weather path surface on Town Trail & riverside walk	Existing, BB, CR	
	Widening of the Orchard lane cycle/footbridge on Town Trail	BB, CR	
Play/exercise equipment	All age outdoor exercise equipment	Existing	Complete
	Improved play equipment in residential areas, e.g. New Mills, Deer Park,	Existing, ME	
	Roller Park/upgraded skate park	Existing, BB	
	Running/Trim-trail round town	RH	
Youth/Teen provision	Refurbishment of the Youth Centre	Existing, CR	
	Youth provision in the form of a coffee bar/drop in centre	ACr, ME	
	Covered seating facilities for the children on the Rec	ACr	✓
	Creative workshop facilities particularly for young people i.e. rehearsal rooms, recording suite, wet art room, technology suite	RH	
Additional sports provision	Third generation artificial football pitch	Existing, BB	
	Athletics track	Existing	
	Indoor tennis/bowls centre	Existing	
	Range of facilities appealing across wider gender and age ranges e.g. Padel, short tennis, netball	RH	
	New swimming pool & sports complex	TP/NP	
Town centre improvements	Re-design of town centre to enhance area around the Market House	BB, ME, RH	
	More urban trees	ACr, RH	
	Better pedestrian provision - wider pavements	ACr, ME, RH	
Car Parking & Traffic	Additional level added to an existing town centre car park	BB, TP/NP	
	Landscape Master's House environment	ACo	
	20mph zone within town	BB,	
	Traffic calming in areas of the town	RH	
	pedestrian crossings at key points, e.g. Gloucester Road near Biddulph Way and Hereford Road near Saxon Way	RH	
	Remodelling of road junctions in Bye-Bridge-Lower Rd, Woodleigh Rd & Little Marcle Rd	TP/NP	
Community areas	Litter and dog poo bins around town	RH	
	Improved and additional noticeboards	RH	
	Remodelling of Lawnside Road area	TP/NP	
	Public toilet on the Recreation Ground	Existing	
Education	Accommodation improvements at JMH	TP/NP	
	Lifelong learning workshop facility	TP/NP	
Healthcare & Emergency Services	Combined blue-light facility close to bypass	TP/NP	
	Proper hospital nursing facilities for convalescence	TP/NP	
Economy	business start-up/incubator hub	TP/NP	

### Key

Bob Barnes	BB
Martin Eager	ME
Rich Hadley	RH
Allen Conway	ACo
Annette crowe	ACr
Existing 106 item	Existing
Town Plan or Neighbourhood Plan item	TP/NP

