

LEDBURY TOWN COUNCIL

**Notes of a meeting of the Larger Planning Applications and Consultations
Working Party held on 24 September 2020**

1. Apologies for absence

None received

2. Declarations of Interest

None received

3. Terms of Reference

RESOLVED:

That the Terms of Reference be approved subject to the following amendment:

“4(v). To ensure Members receive appropriate training on all planning associated matters”

4. To consider current larger planning applications

Members of the Working Party considered the number of current and potential housing applications

1. Viaduct Inquiry
2. Deeley proposal – Leadon Vale
3. Bovis
4. Barratts
5. Old Cricket Club
6. Potential Football Club Site

1. Viaduct Inquiry

It was noted that the Viaduct Inquiry had re-started and was to close on 25 September 2020. It was noted that it may be some time before a decision was received from the Secretary of State.

Councillor Bannister suggested that the Council should produce a report on why the Council had decided to take up the Rule 6 Status and how they had managed the inquiry process to substantiate the council's actions.

2. Deeley Proposal – Leadon Way

Councillor Bannister advised that a request had been received from Deeley Group for a further meeting with Councillors to discuss the proposed Leadon Vale Development.

Councillor Howells asked whether the Working Party could hold the meetings on behalf of the Council as per the terms of reference. The Clerk advised that as the Working Party only currently consisted of two Councillors this would not be a democratic way forward and that the meeting should be open to all councillors.

3. Bovis & Barratts

It was noted that this was unplanned development which had now been approved by Herefordshire Council. It was also noted that Ledbury Town Council had objected to this development and consideration was given as to where the Council could go from here.

Councillor Howells suggested that the Council invite Bovis and Barratts in for a discussion on their future plans for development in Ledbury.

RECOMMENDATION:

1. That the Economic Development & Planning Committee agree to meet with Deeley Group for further discussions in respect of the Leadon Vale proposals on either 13 or 14 October 2020.
2. To ensure that the Working Parties meet with quorum as per the Councils Standing Orders it should be agreed that there should be at least three councillors on each Working Party.
3. That the Economic Development & Planning Committee give consideration to inviting Bovis and Barratts to a meeting to discuss their future plans for development in Ledbury.
4. That the Council consider producing a report on why the Council had decided to take up the Rule 6 Status and how they had managed the inquiry process and that a draft of this be prepared for consideration at the Economic Development & Planning Committee on 12 November 2020 and that it should be no more than 10 pages.

RESOLVED:

1. That an update on the Viaduct Inquiry be provided to office staff for inclusion in the Newsletter which was due to be published the following week.

5. To consider consultation on Planning for the Future (White Paper)

Councillor Bannister advised of an article that he recently read in which suggested the reason the planning system is broken is due to developers who have sites which have been awarded planning permission, but not developing them as planned. He noted that the article had suggested that a way forward to avoid this could be that if work is not started within a year of planning permission being granted, the developers be charged the council tax for the site.

RECOMMENDATION:

That the Members of the Economic Development & Planning Committee be given the opportunity to have input into the consultation response, and provide delegated powers to the Working Party Members in consultation with the Clerk to provide a final response to the consultation, the outcome of which will then be provided to the Economic Development & Planning Committee at its meeting in November.

6. Date of Next Meeting

RESOLVED that the next meeting of the Working Party will be held on 4 November 2020 at 5.00 pm.

The meeting ended at 7.00 pm.

Signed..... Date