

**MINUTES OF A MEETING OF THE
ECONOMIC DEVELOPMENT AND PLANNING COMMITTEE
HELD ON THURSDAY 13 DECEMBER 2018
IN THE TOWN COUNCIL OFFICES, LEDBURY**

PRESENT: Councillors: M Eakin, E Harvey, J Hopkins, P Howells, A Manns (chair), N Morris, N Shields, D Vesma and D Whattler.

IN ATTENDANCE: C Tustin (minute taker), four members of the public and Nancy Winfield of Herefordshire Centre for Community-Led Housing..

P130.-12-18 **APOLOGIES** were received from Councillors Low, Roberts and Warmington,

P130.-12-18 **INTERESTS:** none were declared other than Cllr Whattler noting that he has objected to the proposal for 400 houses.

P131.-12-18 **PUBLIC PARTICIPATION**

Mr Paul Kinnaird wished to draw attention to application 184032 and the previous 174495. He has been in correspondence with Roland Close who concludes that the application is invalid under the Town & Country Planning Order. He quoted three points which are particularly pertinent to the current scheme:

- 1.The proposal represents disproportionate growth that undermines the spatial strategy of the Herefordshire Local Plan Core Strategy 2011-2031
- 2.The proposal would harm the character and appearance of the countryside / landscape contrary to the provisions of the Herefordshire Local Plan Core Strategy 2011-2031.
- 3.The proposal is considered contrary to key objectives of the NPPF in demonstrating a sustainable location which encourages and promotes the use of sustainable travel modes.

P132.-12-18 **PRESENTATION BY NANCY WINFIELD, project manager for HCCLH.**

Nancy Winfield outlined the central government initiative under which Herefordshire has received just over half a million pounds to look at the kind of housing needed in the community – to be created and controlled by the local community. She advised that there is advice and capital funding available from HCCLH and proposed having a meeting in Ledbury next year to gauge if there is interest in taking this forward.

Cllr Harvey in referring to the adoption of Ledbury's Neighbourhood Plan and the forthcoming review of the core strategy, suggested that it might be useful for the council to work in a more coordinated way with HCCLH in order to include more firm proposals for community housing.

Ms Winfield offered to forward details of policies that can be included to the Clerk.

P133.-12-18 MINUTES

The minutes of the Economic Development & Planning committee meeting held on 8 November 2018 were not available and so deferred until the next meeting.

P134.-12-18 PLANNING APPLICATIONS

Members commented on the following planning applications prior to their determination by Herefordshire Council.

6.1	184012	Addition of lean-to extension, photovoltaic panels, garden shed and new satellite dish at Horseshoe Cottage, 39 Homend, HR8 1BP. Full householder. RESOLVED: to support application
6.2	184032	Outline planning application for the erection of up to 420 dwellings with public open space, land for community facilities, landscaping and sustainable drainage system with all matters reserved save for access at Dymock Road, Ledbury, Herefordshire RESOLVED: to defer to the next EDP meeting on 3 January when a task and finish group will meet beforehand (at 6.30pm) to discuss this application in more detail.
6.3	184127 and 184126	Conversion of redundant agricultural buildings into five residential dwellings at Upper Mitchell Farm C1167 from A449 to Red Cottages Bradlow and Westhill Listed Building consent and planning permission. RESOLVED: to support application subject to avoiding damage to footpath and wildlife and fauna.
6.4	184001	Outline application with all matters reserved for the erection of two dwellings at Parkway House, Little Woolpits Lane, Parkway RESOLVED: to reject application on grounds of previous refusal:viz overdevelopment of site, visibility and impact on highway.
6.5	184256	Proposed removal of existing single storey rear structures and replacement with new single storey extension at 20 Albert Road, Ledbury, HR8 2 DW.

		Full householder RESOLVED: to support
6.6	184060	Installation of shower/toilet room with insulation and plaster finish between floor joists and all associated works at 43 The Southend, Ledbury HR8 2HD Listed building consent RESOLVED: to support
6.7	184253	Insertion of new window into north elevation of Natwest Bank Chambers, 12 The Homend, HR8 1BU Retrospective listed building consent RESOLVED: to support
6.8	184277 and 184276	Conversion of existing swimming pool and gymnasium into five letti.-12-18ng rooms and reinstatement of doorway on front elevation at 25 High Street (The Feathers Hotel), Ledbury HR8 1DS Listed Building consent and planning permission RESOLVED: to reject, but with support in principle for the five extra bedrooms

P135.-12-18**PLANNING APPLICATION DECISIONS**

Appendix 1: noted.

P136.-12-18**LEDBURY NEIGHBOURHOOD DEVELOPMENT PLAN**

Councillor Shields, who had chaired two meetings, summarised that the one held on 21 November 2018 had been principally concerned with the vote on 6 December when it was agreed that Sam Banks be invited to join the meeting on 10 December; this was largely concerned with the key issue of the settlement boundary and caution was urged in view of the forthcoming elections in May and the core strategy review which is not likely to commence until August 2019. The need for robust evidence was stressed.

It was hoped that there would be an opportunity for members of the working party to talk to people working on the core strategy and also that as many people as appropriate from the town plan working group be included.

P137.-12-18**TOWN PLAN WORKING GROUP**

Councillor Shields reported that this group sees itself as independent of the council and would like to remain that way. It is essentially a networking group with a coordinating role and would like to see the town council taking a more active role in implementing the town plan.

P138.-12-18

TRAFFIC MANAGEMENT WORKING PARTY

The working party had had its first meeting under the chairmanship of Cllr Howells. It aims to take a whole-town approach to traffic management. Cllr Howells will be talking to stakeholders to identify key areas of work.

P139.-12-18

CORRESPONDENCE

There had been correspondence about the closure of Storesbrook Bridge which will now remain open over the Christmas period, with closure in early 2019.

With regard to weight restrictions on Falcon Lane it had been decided not to progress at present but Cllr Howells suggested the situation be reviewed by the Traffic Management working party.

P140.-12-18

DATE OF NEXT MEETING AND ITEMS FOR FUTURE AGENDA INCLUSION

The date of the next, scheduled meeting of the Economic Development & Planning Committee is 3 January 2019, with the Task and Finish group meeting at 6.30pm.

Councillor Howells asked for an item ref Ice Bytes and town promotion to be added to the next agenda.

Meeting closed at 9.30pm

CHAIRMAN DATE