



LEDBURY TOWN COUNCIL

2 MAR 2017

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**MINUTES OF A MEETING
OF THE**

ECONOMIC DEVELOPMENT AND PLANNING COMMITTEE

**HELD ON THURSDAY 9th FEBRUARY 2017
IN THE TOWN COUNCIL OFFICES, LEDBURY**

PRESENT:

Councillors	R Barnes (Chairman)	
	A Bradford	A Crowe
	M Eager	M Eakin
	K Francis	A Manns
	N Morris	J Roberts
	N Roberts	J Simpson
	A Warmington	H Wilce

IN ATTENDANCE: Cllr N Shields
Mrs K Mitchell - Clerk to the Council
Mrs B Stump - Clerical Officer
3 Members of the Public

P.15 - 02.17 APOLOGIES

Apologies were received from Cllrs D Baker and E Fieldhouse.

P.16 - 02.17 INTERESTS

None declared.

P.17 - 02.17 PUBLIC PARTICIPATION

1. Referring to P.19 - 02.17 : 1, Cllr Shields commented about the lack of connectivity to the town (contrary to conditions), and expressed concern regarding speed limits approaching the Full Pitcher roundabout.
2. Referring to P.19 - 02.17 : 1, a representative of Ledbury Cycle Forum commented about the lack of storage for bicycles, contrary to planning permission and lack of connectivity to the town
3. Referring to P.19 – 02.17 : 1, a local resident raised concerns about the application and commented that the proposal from the developers did not comply with conditions stipulated at the Appeal, e.g. proposed three storey houses.

P.18 - 02.17 MINUTES

The Minutes of the Economic Development & Planning committee meeting held on 5th January 2016, were confirmed as a correct record.

P.19 - 02.17 PLANNING APPLICATIONS

Members commented on the following Planning Applications prior to determination by Herefordshire Council:-

1. 164078 Application for approval of reserved matters following outline approval P143116/O for 321 residential dwellings on land to the south of Leadon Way, Ledbury.

APPROVAL OF RESERVED MATTERS**Appearance:**

1. External finishes should be in keeping with existing built environment.
2. Where possible, locally sourced materials should be used.
3. Due to the proximity of the site to the Malvern Hills Area of Outstanding Natural Beauty (MHAONB), external finishes should be in keeping with the MHAONB's adopted colour palette.
4. The Committee notes that Plots 81/82 and 56/57 are shown as three storey dwellings and are located on the high point of the site interrupting the natural undulation of the area. We understand that the Inspector at Appeal stipulated that no dwellings higher than two storeys were to be permitted.
The Committee objects to these Plots on the grounds that they do not meet the conditions of the Appeal (except for the flats at the entrance).
5. General comment about unimaginative development and poor design of the dwellings; that gardens are small and design generally is "tight on space".

Landscaping:

1. The Site perimeter path is shown as mown grass. To support use in all weather conditions, and by all sections of the community e.g. pedestrians, cyclists, pushchair and wheelchair users, etc., the surface should be hard core gravel/tarmac.
2. Natural hedgerows should be preserved to soften the visual impact of fencing.
3. Density appears high, compared with other recent developments in the town.
4. Concern was expressed about the future management and maintenance of the planting and green space. For how long will the proposed management team be active following the build's completion? Thereafter, which authority is responsible for maintaining? Ledbury Town Council accepts no responsibility for maintenance of the trees and planting.

Layout & Scale:

1. The proposed road system on site allows for public bus access and also for use by refuse collection from all areas, cul-de-sacs. There is concern that the roads are too narrow. How will roadside parking affect service vehicles?

Is anything proposed to ensure the security of these service providers, i.e. Traffic Regulation Orders to prevent obstruction? (A similar comment was made about the bus routes on site.)

2. Traffic calming measures should be incorporated on the orbital roads to prevent speeding and dangerous driving.
3. Connectivity within the site and to the town needs to be reviewed. The proposed connectivity, within the site and to the existing Deer Park estate, has been changed from the original outline application.

The proposed footpath/cycleway on the northern side of Leadon Way, from the Full Pitcher to Martins Way, originally continued along the western side of Martins Way to its junction with Biddulph Way. Now, it stops a few meters in to Martins Way, with no dropped kerbs available to cross to the footpath on the other side. This makes it unusable for wheelchair users or young families with pushchairs. The original planned footway should be reinstated.

4. Recommendation that an additional, secondary access/exit road be provided on Dymock Road. Presently there is only one, and there is a concern about emergency vehicles being able to enter and leave the development.
5. The 40mph speed limit should be moved further east and extended to take effect from the Gloucester Road roundabout, as traffic travels very quickly down the hill to the approach to the development's roundabout at Martins Way.
6. Extend the 40mph zone west to the other side of the Full Pitcher Roundabout, along Leadon Way to the crossing from the Riverside Park.
7. Extend 40mph zone to Ross Road up to Orlham Lane and along the Dymock Road beyond the proposed new footpath, up to Hazel Farm.
8. There will be a new cricket club facility at Orlham Lane and part of the Section 106 monies is to create a footpath. The 40mph speed zone should be extended beyond Orlham Lane, by the Leddington Road turn off.
9. Recommendation that access to the site would be better served by a box junction controlled by traffic signals, for safer pedestrian crossing.
10. Looking at the tenure layout drawing, concern was expressed about the proportion of affordable and social housing and that there are insufficient dwellings to represent the 38% requirement.

11. Recommendation that social housing should be specifically for the people of Ledbury, through S106 agreements.

Environment:

1. The buildings should incorporate green energy measures, including the provision of solar panels/roof tiles on south facing dwellings to reduce energy costs and carbon footprint of the site.

Overall:

Recommend that the developer must adhere to all conditions stipulated by the Appeal Inspector.

2. 164107 Application for Variation of Condition 14 of Planning Permission P143116.O at land to the south of Leadon Way, Ledbury.

OUTLINE

RESOLVED: That the application be supported.

3. 164150 Proposed change of use from B1 and B8 to B1, B8 and A1 at Unit 2, Lower Road Trading Estate, Ledbury.

PLANNING PERMISSION

RESOLVED: That the application be supported.

4. 164086 Various signage for Travis Perkins at Unit 4a and 5, Lower Road Trading Estate, Ledbury.

ADVERTISEMENT CONSENT

RESOLVED: That the application be supported.

5. 163055 Proposed flat conversion and formation of box dormer at the rear of 4 The Southend, Ledbury.

PLANNING PERMISSION

RESOLVED: That the application be supported, subject to Listed Building Consent Approval.

6. 170080 Variation of Condition 2 of permission 162484 – single storey extension – alteration to elevation (SW roof) at Sunnybank, Baregains Lane, Little Marcle, Ledbury.

FULL HOUSEHOLDER

RESOLVED: That the application be supported.

7. 170147 Proposed entrance porch and single storey extension at 19 Horse Lane Orchard, Ledbury.

RESOLVED: That the application be supported.

8. 164013 Proposed removal of existing garage and utility and construction of new two storey extension at Highlands, 23 Bank Crescent, Ledbury HR8 1AD.

FULL HOUSEHOLDER

RESOLVED: That the application be supported.

9. 170178 Change of use to site x3 lodge style twin unit caravans in place of previous permission for log cabins at Woodside Lodges, Falcon Lane, Ledbury.

PLANNING PERMISSION

RESOLVED: That the application be supported.

P20 - 02.17 PLANNING APPLICATION DECISIONS

Members were circulated with an updated summary of determinations made by Herefordshire Council on planning applications previously considered by Ledbury Town Council.

RESOLVED: That the summary be noted.

P.21 - 02.17 TRAFFIC MANAGEMENT

1. The Chairman updated members on a meeting held with Mr Ray Wallace, Senior Traffic Engineer, Balfour Beatty in Ledbury on 27 January 2017 and presented a schedule of the issues discussed. During discussion, other issues were identified:

Falcon Lane - volume and speed of traffic. It was suggested that a traffic count should be undertaken at peak time (between March and Oct/Nov).

Worcester Road – request from a local resident for traffic light warning signs.

RESOLVED: That the issues go forward to the next meeting of the Traffic Management Working Party.

2a. Speed Indicator Device (SID) Deployment Programme

Members considered the deployment of a SID on the Hereford Road existing base. The Clerk confirmed availability of the device from Balfour Beatty for deployment before end of March 2017.

RECOMMENDATION: That a SID be booked for deployment on Hereford Road, at a cost of £150.

- 2b. The Town Council is invited to submit expressions of interest in SID deployment between April 2017 and March 2018. Cost £250 per deployment.

Consideration was deferred until the Safer Roads Partnership has carried out traffic surveys and supplied the Council with data indicating where there might be a requirement. (Refer P.9 - 01.17)

Cllr Warmington left the meeting at this point (9.15pm)

P.22 - 02.17 TOWN SIGNAGE

Councillors considered a concept design and quotation from Balfour Beatty for parking signage in the town centre, copies having been circulated (refer P.86 – 09.16). Members were advised that the brown heritage signs were being funded by The Master's House. It was queried why car parking signs should not be paid for by Herefordshire Council when it is the recipient of the revenues raised. It was felt the proposed signage would be for the benefit of all visitors to the town.

RECOMMENDATION: To approve the quotation for signage works in the sum of £835 + VAT.

P.23 - 02.17 HIGHWAYS

1. Proposed Stopping Up of Highway at Leadon Way, Ledbury. Councillors considered a proposal to Stop U an irregular shaped area of unnamed highway comprising carriageway, footway and highway verge at the site of the Galebreaker Group factory. Grid Ref: E/370178 N:237843 extending in a north easterly direction for max distance of 55 metres and maximum width of 28 metres.

RECOMMENDATION: That the proposal be supported.

2. The Clerk gave an update on the possibility of lighting the 'Swallows Return' sculpture on the Gloucester Road roundabout (refer P.13 -01.17). The Clerk had met with the Company Accountant of Helping Hand Company which has spent a considerable sum on erecting the sculpture and landscaping the roundabout. Balfour Beatty had advised that they could not allow the Town Council to 'piggy back' off the existing power supply for lights on the roundabouts. Councillors requested that Ward Councillor Holton be asked to liaise with Balfour Beatty and request they reconsider. Meanwhile, the committee requested that information be obtained about the installation of solar lighting to illuminate the sculpture for future consideration.

P.23 - 02.17 CHARTER MARKET WORKING PARTY

The Committee considered the report of the meeting held on 24th January 2017 and discussed the recommendations contained therein.

RECOMMENDATION: That the report be approved and adopted.

P.24 – 02.17 BALFOUR BEATTY

Balfour Beatty has been commissioned by Herefordshire Council to develop outline proposals for improvements to the public realm and transportation in Ledbury. Councillor M Eakin attended a Scoping Workshop held on 25th January 2017. Cllr Eakin told the meeting it had been a well attended and received event, the primary issues being concerns about through traffic on Knapp Lane and Bank Crescent and possibility of using school car parks. Further discussions will take place in March and a report would be provided in due course.

P.25 - 02.17 CORRESPONDENCE

1. A letter from Herefordshire Council regarding Planning Applications and Discharge of Conditions (circulated to all Councillors by email).
2. Growth Programme: the Town Council is advised that Rural Development Programme for England (RDPE) administered by DEFRA has launched the calls for applications for capital grants to support tourism projects and food and drink processing activities in the Marches LEP area. (circulated to all Councillors by email)
3. Electric vehicles – Herefordshire Council had advised that stay in designated parking bays will be set at a maximum of four hours.

(Councillor Eakin left the meeting at this point at 9.35 pm.)

4. Letter from local resident regarding traffic concerns on Biddulph Way and Martins Way: dangerous for drivers to negotiate.
5. Waste charges: Herefordshire Council consultation will run from from 20 January – 3 March 2017.
6. Letter from Balfour Beatty regarding a footpath LR5 by Parkway Garage. Objections had been received to its diversion and the matter has been put forward for a public hearing on 14 March in Hereford.
7. Copy of an email from a local resident to Herefordshire Council Planning Officer regarding access to strategic housing development on the Viaduct site (Bloor Homes).
8. An email had been circulated to all Councillors informing them of the resurfacing of the Homend on 5 June 2017 for 3 days.

P.14 - 01.17 DATE OF NEXT MEETING AND ITEMS FOR THE AGENDA

The next scheduled meeting of the Economic Development & Planning Committee will be held on Thursday, 9th March 2017.

The meeting closed at 9.40 pm.

CHAIRMAN..... DATE