

**MINUTES OF A MEETING OF THE  
ECONOMIC DEVELOPMENT AND PLANNING COMMITTEE**

**held on Thursday 3 January 2019**

**TOWN COUNCIL OFFICES, LEDBURY**

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

**IN ATTENDANCE:** C Tustin (minute taker), three members of the public.

**P1. APOLOGIES** were received from Councillors Baker, Bradford and Vesma.

**P2. INTERESTS:** none were declared.

**P3. PUBLIC PARTICIPATION**

No members of the public wished to speak.

**P4. MINUTES**

The minutes of the Economic Development & Planning committee meeting held on 13 December 2018 were agreed with the following amendments:

- I. Cllr Eakin observed that a task and finish group had not materialised as proposed; this will now be taken as item 7 at this meeting;
- II. Cllr Harvey noted that she had left the meeting after item 6.2.

Proposed by Cllr Manns and seconded by Cllr Howells.

**P5. PLANNING APPLICATIONS**

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

5.1	184447	<p>Outline planning application for the erection of up to 210 dwellings with public open space, landscaping and sustainable drainage system, and vehicular access from <b>Little Marcle Road HR8 2JY</b>. All matters reserved except for means of access.</p> <p><b>RESOLVED: NOT to support application due to the following issues:</b></p> <ol style="list-style-type: none"> <li>I. Environment Agency assessment concerning flooding with many incidences in the past resulting in insurance refusal, and concerns of future impact on wider areas of the town;</li> <li>II. Inconsistent with the provisions of the NDP;</li> </ol>
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		<p>III. Not proposed for development in the core strategy, effectively open countryside including the site of an ancient monument;</p> <p>IV. Access implications of increased traffic on Little Marcle Road and wider infrastructure;</p> <p>V. Landscape impact and damage to visual approach to Ledbury</p> <p>VI. Lack of connectivity to town;</p> <p>VII. Impact on wildlife;</p> <p>VIII. Impact of crop spraying from current businesses</p> <p>IX. Potential light and noise nuisance</p>
5.2	184504	<p>Convert garage into habitable room and single storey extension to the rear of property at <b>23 Robinsons Meadow, Ledbury HR8 1SU</b></p> <p><b>RESOLVED: to support application.</b></p>
5.3	184421	<p>Proposed removal of two rotten windows and replacement with timber windows, and installation of new glass veranda.</p> <p><b>RESOLVED: to support application.</b></p>

## P6. PLANNING APPLICATION DECISIONS

It was noted that few decisions have been made in recent months and agreed that the chairman write to HC expressing concern and dissatisfaction with backlog of small applications in Ledbury.

## P7. PLANNING CONSULTATION 184032, OUTLINE PLANNING – DYMOCK ROAD

This application in respect of 420 dwellings was the subject of the deferred task and finish group agreed at the last meeting, and similar in all but access to the withdrawn 174459.

In discussion the following points were made:

- I. Concern in terms of access through Barratt development and inadequate traffic management;
- II. Impact on amenity of housing in Barratt estate;
- III. Little connectivity with town for non-car transport;
- IV. Increased imbalance between housing and employment;
- V. Loss of future provision for schools and surgeries;
- VI. Damage to water supply and land drainage, and loss of hedgerows;
- VII. Long term damage to historic town centre through increased traffic and pressure on top cross junction;
- VIII. Development outside existing settlement with no clear transition between the fields from Dymock and the town;

- IX. The proposed development is contrary to policies laid out in the core strategy and the NDP with which it is expected applications should comply.

**RESOLVED: NOT to support the application on the grounds listed above.**

**P8. HEREFORDSHIRE PLANNING CONSULTATION RESPONSE TIMES**

It was felt that HC impress deadlines on Ledbury with no response in return. Councillor Warmington agreed to add this comment to his letter.

**P9. RETROSPECTIVE PLANNING APPLICATIONS**

Concern was expressed at the regularity of applications being submitted retrospectively, particularly in respect of listed properties.

It was agreed that a guidance note be prepared reminding owners of properties in the conservation area of their obligations – to be posted on the website and circulated to estate agents. Cllr Manns to take forward with HC.

**P10. ICE BYTES AND TOWN PROMOTION**

Cllr Howells, being mindful of need for a resource for tourists, suggested that support might be given to Ice Bytes to increase accessibility. The meeting felt that the owner was a trader and as such no special support should be considered.

**P11. NEIGHBOURHOOD DEVELOPMENT PLAN**

This appendix was not available and should be brought forward to the next meeting.

**P12. TRAFFIC MANAGEMENT WORKING PARTY**

This appendix also should be available for the next meeting.

**P13. PUBLIC REALM**

It was reported that a new format was being considered, which had created another delay. A further meeting on High Street improvements has been requested with the possibility of improved integration into a more acceptable design scheme, some aspects of which might be incorporated in the Balfour Beatty plan for the coming year.

**P14. CORRESPONDENCE**

A letter from Balfour Beatty had been circulated in respect of an appeal to HC decision not to add three footpaths to the definitive map. There was general support for additional footpaths especially between Parkway and Ledbury and hope was expressed that the decision could be reconsidered. Cllr Warmington agreed to write a submission accordingly.

**P15. DATE OF NEXT MEETING AND ITEMS FOR FUTURE AGENDAS**

The date of the next scheduled meeting of the Economic Development & Planning Committee is **7 February 2019**.

Each councillor is requested to use this opportunity to raise items for inclusion on future agendas.

The meeting closed at 8.15pm

CHAIRMAN ..... DATE .....