LEDBURY TOWN COUNCIL

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9 November 2026

TO: All Councillors

Dear Councillors

You are invited to a meeting of the Major Planning Applications Working Party on Friday, 13 November 2026 at 3.00 pm for the purpose of considering the following business:

1. **Apologies for absence**

2. **Declarations of Interest**

3. **To approve and sign as a correct record the minutes of a meeting of the Major Planning Applications Working Party held on 17 September 2026 (Pages 17 - 20)**

4. **To draft a formal response to Planning Application No. 262052 – Construction of pump track and associated landscaping – Land at Martins Way Park, Ledbury, Herefordshire (Information to follow)**

    1. Feedback on the Teams meeting re the Dymock Rd development
    2. Providing a more detailed response to the Pump Track application
    3. Committee's comments and feedback to the late and very detailed report submitted by the HCC Senior Landscape Officer- Richard Greenway

Yours faithfully

Angela Price PSLCC, AICCM, MIWFM
Town Clerk

Distribution: All Councillors (10)

LEDBURY TOWN COUNCIL

MINUTES OF THE MAJOR PLANNING APPLICATIONS WORKING PARTY HELD ON 17 SEPTEMBER 2026

PRESENT: Councillors Bradford, Hamblin, Harvey, Hughes, Morris (Chair) and Wilkinson
Non-Councillors – Ann Lumb (Civic Society)
Members of the public

ALSO PRESENT: Angela Price – Town Clerk

1. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Chowns, Eakin and Ward Councillor Stef Simmons.

2. **OPENING OF THE MEETING**

The Chair welcomed those present and outlined the arrangements for public participation. Attendees raising the same matter were asked to nominate a spokesperson, address the meeting through the Chair and avoid interrupting other speakers.

3. Declarations of Interest

Councillor Bradford declared a non-pecuniary interest as a resident living adjacent to Martins Way Park.

4. **TO APPROVE AND SIGN AS A CORRECT RECORD THE MINUTES OF A MEETING OF THE MAJOR PLANNINNG APPLICATIONS WORKING PARTY HELD ON 18 JUNE 2026**

RESOLVED:

That the minutes of the meeting of the Major Planning Applications Working Party held on 18 June 2026 be approved and signed as a correct record.

5. **TO GIVE CONSIDERATION TO APPLICATION NO. 262052 – CONSTRUCTION OF PUMP TRACK AND ASSOCIATED LANDSCAPING – LAND AT MARTINS WAY PARK, LEDBURY**

The Working Party considered representations from residents and supporters of the proposed pump track. It was clarified that Herefordshire Council was the determining authority and that the Working Party would make a recommendation to Full Council on the Town Council's consultation response. The Clerk confirmed that non-residents could participate in Council meetings. Alexandra Jarrett, speaking on behalf of nearby residents, supported facilities for young people in principle but objected to the proposed location. Concerns

included proximity to homes and living areas, noise, the application of Fields in Trust guidance, loss of shared green space, parking and drop-off provision, highway and pedestrian safety, ecological impacts and the adequacy of consultation. She also questioned whether alternative sites had been assessed consistently and reported that local objections exceeded local expressions of support.

Robin Kemp, Youth Project Worker at Ledbury Community Hub, presented a statement prepared with young people. He explained that the Listening Ledbury survey had identified demand for youth facilities and that young people regarded the pump track as evidence that their views had been heard. He highlighted opportunities for exercise, developing skills and positive community involvement. Jim Smith and a young attendee also spoke in support, emphasising the need to respect young people's views and avoid assumptions that the facility would attract antisocial behaviour. A copy of the referenced survey report was requested.

Victoria Booton stressed the need to meet young people's needs while protecting existing open space, accessibility and residential amenity. Lesley Dalley asked about alternative locations and whether the opportunity would be lost if Martins Way did not proceed. Chris Thomas raised concerns about the quality of the application and its supporting health and safety evidence. The safe use of the track by different age groups was also discussed.

Members discussed alternative sites, including the Waterworks, and the restrictions attached to Section 106 funding from the Platinum Way development. It was reported that funding was intended to enhance provision near the development; clarification of the precise restrictions and the assessment of alternatives remained necessary. Councillor Harvey outlined the background to the development's off-site open-space contribution and its relationship with the adjoining Martins Way facilities.

Members acknowledged the potential benefits of additional youth recreation provision, including health, exercise and links with walking and cycling routes. They also considered residential amenity and the protection of open space, with reference to Ledbury Neighbourhood Development Plan Policies CL1.1 and CL2.1. Further information was suggested, including a perspective view showing the track's undulations and clarification of boundary management, maintenance, noise and potential antisocial behaviour.

The planning response was distinguished from any decision on a Community Asset Transfer. Members noted that the land belonged to Herefordshire Council and that the Town Council was under no obligation to accept a transfer. The application included a management and maintenance plan, including specialist maintenance requirements, but further clarification of future responsibilities was needed.

Councillor Hamblin proposed recommending an objection to Full Council based on factual planning grounds raised during the meeting. Councillor

Bradford withdrew his seconding of the motion, referring to his declared non-pecuniary interest. Councillor Wilkinson seconded the motion.

RESOLVED:

That Full Council be recommended to submit an objection to planning application 262052 on the factual planning grounds raised at the meeting, covering:

- Proximity to residential properties, noise and residential amenity.
- Drainage and surface-water run-off.
- Lack of toilet facilities and parking provision.
- Future maintenance and ownership.
- Health and safety concerns.
- Whether the site would remain available for emergency air ambulance landings.
- The quality of the planning application.

The response should take account of Neighbourhood Development Plan Policies CL1.1 and CL2.1, as discussed.

6. **TO CONSIDER NEXT STEPS IN RESPECT OF POTENTIAL COMMUNITY ASSET TRANSFER (CAT) OF MARTINS WAY PUMP TRACK AND PARK**

Members considered the potential transfer of the proposed pump track and wider park. Further information was needed on the transfer boundaries, asset condition, maintenance requirements, liabilities and costs. Members noted the possible value of the facility to young people if properly managed and funded, and the need to assess any expenditure against the Council's budget and precept.

A clear timetable was requested from Herefordshire Council so that the outstanding information could inform preparation of the next budget.

RESOLVED:

That the Working Party recommend that no final decision on the potential Community Asset Transfer be taken until sufficient information had been received on the extent and condition of the assets, future responsibilities and liabilities, ongoing maintenance requirements, financial implications and proposed timetable.

Further concerns were raised about footpaths, dropped kerbs, fencing, wheelchair access to play equipment and other health and safety matters. A member of the public referred to former mill ponds and drainage and flooding concerns, including reports of flooding affecting bungalows on Platinum Way. The Chair requested written representations to the Clerk for consideration by Full Council.

The following actions were identified:

- Seek Herefordshire Council's timetable for providing the information required to assess the transfer.
- Obtain full details of boundaries, asset condition, responsibilities, liabilities, maintenance requirements and costs.
- Examine accessibility, health and safety, drainage and flood risk as part of any future appraisal.
- Refer written representations on site condition, access and drainage to Full Council.

7. Closure

The Chair thanked those present for attending and contributing and closed the meeting.

The meeting ended at 20:02

Signed: _____ Date: _____
(Chairman)

DRAFT