



LEDBURY TOWN COUNCIL

- 6 APR 2017

LEDBURY TOWN COUNCIL

MINUTES OF A MEETING

OF THE

ECONOMIC DEVELOPMENT AND PLANNING COMMITTEE

HELD ON THURSDAY 9th MARCH 2017

IN THE TOWN COUNCIL OFFICES, LEDBURY

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

IN ATTENDANCE: Mrs K Mitchell - Clerk to the Council
Mrs B Stump - Clerical Officer
6 Members of the Public

P.28 - 03.17 APOLOGIES

Apologies were received from Cllrs D Baker, E Fieldhouse, K Francis, J Roberts and N Roberts.

P.29 - 03.17 INTERESTS

Cllr H Wilce declared a non pecuniary interest at item P.32-03.17:8, a planning application at The Dingle, 61 Bank Crescent. (applicant a family member.)

Cllr N Morris declared a non pecuniary interest at P.37-03.17: Promotional Material, as his wife is involved in its collation.

P.30 - 03.17 PUBLIC PARTICIPATION

1. Referring to P.32-03.17 : 14, a representative from the Horseshoe Inn expressed concern about the application for another Pizza business in Ledbury and the impact on their business, with the potential for loss of employment.
2. Referring to P.32-03.17 : 14, a representative from Pizza House in Bye street commented similarly about a threat to employment, and his staff, because of the additional competition to his and other similar food outlets in Ledbury.
3. Referring to P.32-03.17 : 14, one of two gentlemen representing the applicant told the meeting that an informal consultation had been carried out, with "a few concerns from Lower Road" opposed

to having the proposed unit in sight. The applicant had used crime maps and CCTV will be installed at the unit; the applicant would be happy to meet with police to discuss any problems. The representative for the applicant said there is no parking issue; that telephone orders would be welcomed minimising standing time on site; and healthy food options would be offered. The applicant has been refused a trading licence on two previous occasions and proposed a three month trial.

P.31 - 03.17 MINUTES

The Minutes of the Economic Development & Planning committee meeting held on 9th February 2017, were confirmed as a correct record.

P.32 - 03.17 PLANNING APPLICATIONS

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

Several members of the public being present, it was decided to hear planning application 14 first.

14. 170526 Application for the change of use from a vacant ambulance station (Class Sui Generis) to a hot food takeaway (Class A5) with associated external alterations, including the installation of extraction and ventilation equipment at Ledbury Ambulance Station, Bye Street, Ledbury.

PLANNING PERMISSION

RESOLVED: That the application not be supported for the following reasons:-

- The possible net negative effect on local jobs due to competition and a threat to existing similar businesses in close proximity;
- The proximity to a still operating fire station: Concern was raised about increased parking and traffic, which could hinder the operation of the fire service and therefore be a safety threat.
- The already difficult parking situation.
- The area is already congested with traffic in a street which has narrow access to Lawnside Road and the Recreation Ground.
- Increased risk of rubbish generally, and in a conservation area.
- Proximity to a listed building next door.
- The proposed opening hours (Sunday-Thursday 10.00-23.00; and Friday-Saturday 10.00-12 midnight) would

create loss of amenity: a disturbance to the nursing home, which is almost opposite, and neighbouring residences.

- The proposal would limit the options left for land use on the adjacent fire station should it be closed in the future.
- The Committee requested that the application is called into committee for a decision.

1&2. 170337 & 170338 Proposed extension at Gloucester House, The Southend, Ledbury.
FULL HOUSEHOLDER & LISTED BUILDING CONSENT

RESOLVED: That the application be supported.

3. 170280 Proposed rear single storey extension dwelling and to convert garage to living space at 7 Massey Road, Ledbury.
FULL HOUSEHOLDER

RESOLVED: That the application be supported.

4. 163999 Proposed change of use of land from agriculture to siting of camping pods for business, including replacement of timber outbuilding with a new toilet and shower block at Mike's Meadow Glamping, Tompion, Munsley Green.
PLANNING PERMISSION

RESOLVED: That the application be supported.

5. 170362 Proposed works to various trees as per report at Massington Lodge, Eastnor, Ledbury.
WORKS TO TREES COVERED BY A TPO

RESOLVED: That the application be supported.

6. 170253 Proposed first floor extension at 69 Albert Road, Ledbury.
FULL HOUSEHOLDER

RESOLVED: That the application be supported.

7. 170375 Proposed new agricultural building at Woodfield Farm, Ledbury.
PLANNING PERMISSION

RESOLVED: That the application be supported.

Cllr Wilce left the chamber during consideration of the following item

8. 170459 Proposed open carport structure at The Dingle, 61Bank Crescent, Ledbury.

FULL HOUSEHOLDER

RESOLVED: That the application be supported on condition that it remains a carport and nothing else.

Cllr Wilce rejoined the meeting at this point.

9. 170451 Signs to elevations of building stating client name (Halo and Halo Leisure) and function of building Ledbury Swimming Pool, at Ledbury Swimming Pool, Lawnside Road, Ledbury.

ADVERTISEMENT CONSENT

RESOLVED: That the application be supported.

10. 170461 Erection of a front and side extension to the second floor; alterations to the front elevation by constructing a canopy roof over the entrance and garage doors at New House, 103 Bridge Street, Ledbury.

FULL HOUSEHOLDER

RESOLVED: That the application be supported.

11. 170529 Erection of five signs associated with the approved ALDI foodstore. Four of the signs will be internally illuminated and one will be non-illuminated at Open space land, New Mills Way, Ledbury.

ADVERTISEMENT CONSENT

RESOLVED: That the application be Supported.

12. 170336 To retain extant use of A3 restaurant (N111093F) & A5 to allow for the provision of a takeaway service with the associated A3 use at 77 The Homend, Ledbury.

PLANNING PERMISSION

RESOLVED: That the retention extant use of A3 restaurant be supported.
That the provision of A5 for takeaway service not be supported.

13. 170565 Proposed extension to existing garage at 5 Ferndown Road, Ledbury.

FULL HOUSEHOLDER

RESOLVED: That the application be supported.

P.33 - 03.17 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. Cllr Morris observed that a tulip tree, the subject of an outstanding application to fell at Barn House, had recently been felled. Cllr Morris requested the Clerk that clarification be sought from Herefordshire planners.

RESOLVED: That the summary be noted. That Herefordshire Council Tree Officer be contacted to clarify recent work to a tulip tree.

P.34 - 03.17 TRAFFIC MANAGEMENT

1. The chairman told the committee that there would be a meeting of the Traffic Management Task and Finish group on 20th March at 7pm in the Town Council Offices.
2. The chairman told the committee that Ward Councillor Emma Holton would be meeting with residents of Parkway on Friday, 17th March to discuss their options regarding gating and the footpath.

P.35 - 03.17 CHARTER MARKET

The Clerk had recently attended a SLCC conference and learned of the National Association of British Market Authorities (NABMA). There is a reduced membership fee available to new subscribers, with the possibility of a free market 'health check' and advice and ideas on how the Charter Market could be improved.

RECOMMENDATION: To approve the membership of NABMA at a cost of £159 + VAT, being half the usual annual membership subscription.

P.36 - 03.17 STREET TRADING APPLICATION

The Council is invited to comment again on an amended application to place a catering trading unit at Lower Road Industrial Estate in the late afternoon/evenings.

RECOMMENDATION: That the application be supported on a three month trial basis.

P.37 - 03.17 PROMOTIONAL MATERIAL

1. The Committee considered the report of a recent meeting at the Master's House regarding promotional material for Ledbury. Cllr Simpson reported that there is an opportunity for the council to be involved in an initiative by Rachel Lambert, Master's House Project Manager, who is compiling material for leaflets to promote different aspects of Ledbury's heritage, for which there is Heritage Lottery funding. Robert Waddington and Rachel Lambert would be willing to talk about the venture at a forthcoming Full Council meeting. Meanwhile, Eastnor Castle would be requested to take delivery of some of the 20,000 outstanding copies of the *Ledbury Past, Present, Perfect* brochure. Cllr Morris offered to convey copies of the brochure to Eastnor, on a mutually convenient date.

RECOMMENDATION: That the report be adopted and a Town Promotion Working Party be formed to consider how the Town Council could be part of the wider Master's House initiative on Ledbury heritage.

Membership to comprise:-
Cllrs Barnes, Bradford, Manns, Morris and Simpson.

P.38 - 03.17 CORRESPONDENCE

1. An email had been received from a Ledbury resident about the state of the Town Trail. The Chair told the meeting of the possibility of a Town Trail maintenance project the Town Council could put forward for future Section 106 monies. This would be put to a future meeting agenda. It was noted that BBLP are the responsible authority for maintenance of the Town Trail.
2. The same resident has commented about the potholes in Ledbury, also reporting them via the Herefordshire Council website. The Chairman urged everyone to report potholes to the Herefordshire Council website.
3. Another resident had written about the state of the roads expressing concern about the effect on visitor numbers to the town.
4. The Town Council had received two letters from the company Kier informing them of resurfacing works on the A49, A44 and essential lighting works on the A49 at Wellington and Hope Under Dinmore.

P.39 - 03.17 DATE OF NEXT MEETING AND ITEMS FOR THE AGENDA

The next scheduled meeting of the Economic Development & Planning Committee will be held on Thursday, 4th May 2017. If, in the meantime, the number of planning applications received is sufficient, then an Extraordinary meeting would be called to consider plans only.

The meeting closed at 9.15 pm.

CHAIRMAN..... DATE