



LEDBURY TOWN COUNCIL

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3 March 2023

TO: Councillors Bannister, Bradford, Harvey, Howells, Hughes, Manns, Morris, Shields, and Sims

You are hereby summoned to attend a meeting of the **Planning, Economy & Tourism Committee** which will be held in the **Council Offices, Church Lane, Ledbury**, on **Thursday, 9 March 2023 at 7.00 pm** for the purposes of transacting the business set out below.

Yours faithfully

Angie Price
Clerk

FILMING AND RECORDING OF COUNCIL MEETINGS

Members of the public are permitted to film or record meetings to which they are permitted access, in a non-disruptive manner. Whilst those attending meetings are deemed to have consented to the filming, recording, or broadcasting of meetings, those exercising the rights to film, record or broadcast must respect the rights of other people attending under the Data Protection Act (GDPR) 2018

A G E N D A

1. **To receive apologies for absence**
2. **To receive any declarations of interest and written requests for dispensations**

(Members are invited to declare disclosable pecuniary interests and other interests in items on the agenda as required by the Ledbury Town Council Code of Conduct for Members and by the Localism Act 2011)

(Note: Members seeking advice on this item are asked to contact the Monitoring Officer at Herefordshire Council at least 72 hours prior to the meeting)

3. **Public Participation**

Members of the public are permitted to make representations, answer questions, and give evidence in respect of any item of business included in the agenda. The period of time, which is at the Chairman's discretion, for public

participation shall not exceed 15 minutes. Each member of the public is entitled to speak once only in respect of business itemised on the agenda and shall not speak for more than five minutes. Questions/comments shall be directed to the Committee Chairman.

MINUTES

4. **To approve and sign the minutes of the Economy & Planning Committee meeting held on 9 February 2023** (Pages 4412-4418)
(5 minutes)
5. **To review the Action Sheet** (Page 4419)
(5 minutes)

ECONOMY

6. **Outcome of Enquiry in relation to Charter Market status** (Pages 4420-4421)
(5 minutes)

TOURISM

Please see Part II of the agenda

PLANNING

7. **Planning Consultations (15 minutes)**

	Application Number	Deadline for comments/ determination	Application details
7.1	<u>230319</u>	Comments by 16 March 2023 Target determination date 27 March 2023	Proposed detached garage/workshop in rear garden of semi detached dwelling – 5 Staplow Cottages, Staplow, Ledbury, Herefordshire, HR8 1NP
7.2	<u>230401</u>	Comments by 8 March 2023 Target determination date 20 March 2023	T1 Leylandii Elwoodii, tree is brown on garden facing side due to lack of light in lower canopy, very close to garden wall and may cause issue in the near future – remove. T2 Golden conifer, tree takes up more garden than required, starting to cause damage to fence – remove. T3 Cherry tree, growing next to neighbours roof and trunk will be touching it in the next couple of years – remove – 2

			Church Street, Ledbury, Herefordshire, HR8 1DH
7.3	<u>230334</u>	Comments by 14 March 2023 Target determination date 29 March 2023	Proposed extension to an existing slurry store – Woodfield Farm, Ledbury, Herefordshire, HR8 2JB
7.4	<u>230608</u>	Comments by 21 March 2023 Target determination date 6 April 2023	T1 Mixed hedge – remove Elder and trim hedge
7.5	223516	Comments by 24 March 2023 Target determination date TBC	Application for Technical Details Consent for a development of 5 Dwellings
7.6	<u>220783</u>	This application is to be referred to the HC Planning Committee for to determine – 13 March 2023	Little Bush Pitch Traveller Site – retrospective permission– a decision has been made to refer this to the planning committee at HC. There are no changes to the proposal since the consultation. Notwithstanding the use of the building, concern was expressed that it was not in accord with the approved pla. HC Officers have confirmed that the dimensions of the building tally with the approved elevations, though the footprint on the plan was wrong. Further more concern was expressed about the previous permission for the dormer bungalow, nevertheless that permission remains extant and includes an occupancy condition for gypsy/travellers. Part of the current proposal is to “give up” that permission

8. **Tabled Applications** (If any)
(applications received after agenda despatch where deadline dates for comments are earlier than the next committee meeting)

9. **Planning Decisions** (5 minutes) (Pages 4422-4427)
10. **Meeting with Bloor Developments – confirmation of date agreed** (Verbal update)
11. **Keeping consistency when considering planning applications** (Verbal)
12. **Public Path Diversion Order – Footpath ZB1 (Part) Ledbury** (Pages 4428-4434)
13. **Section 106 (Standing item)**

WORKING PARTIES

14. **Neighbourhood Development Plan (NDP)** (Verbal update)

GENERAL

15. **Withdrawal of London trains from Hereford** (Pages 4435-4436)
16. **Date of next meeting**

To note that the date of the next meeting of the Planning, Economy & Tourism Committee is scheduled for 13 April 2023 at 7.00 pm

17. **Exclusion of Press and Public**

In accordance with Section 12(2) of the Public Bodies Admission to Meetings) Act 1960, in view of the confidential nature of the business about to be transacted, it is advisable in the public interest that the press and public are excluded from the remainder of the meeting

18. **Possible use of Catenary Wires in Homend for advertising banners** (10 Minutes) (Pages 4437-4439)

Distribution: Full agenda to: - Committee Members (9)

Full agenda excluding confidential papers to:
Councillor l'Anson (1)
Press (2)

Agenda front pages to all non-committee members (7)

LEDBURY TOWN COUNCIL

**MINUTES OF A MEETING OF AN PLANNING, ECONOMY & TOURISM
COMMITTEE
HELD ON 9 FEBRUARY 2023**

PRESENT: Councillors Bannister, Bradford, Morris (Chair) & Sims.

ALSO PRESENT: Angela Price – Town Clerk
Sophie Jarvis – Minute Taker

P726. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Howells, Hughes & Manns.

**P727. DECLARATIONS OF INTEREST AND WRITTEN REQUESTS FOR
DISPENSATIONS**

Councillor Morris declared a pecuniary interest in anything relating to the public toilets on Bye Street due to his involvement in Love Ledbury.

P728. PUBLIC PARTICIPATION

RESOLVED:

No members of the public were present.

**P729. TO APPROVE AND SIGN THE MINUTES OF THE PLANNING, ECONOMY &
TOURISM COMMITTEE MEETING HELD ON 12 JANUARY 2023.**

RESOLVED:

That the minutes of the Planning, Economy & Tourism Committee meeting held on 12 January 2023 were accepted and signed as a correct record.

P730. TO REVIEW THE ACTION SHEET

The Clerk gave a verbal update about the action sheet.

P717 – That the Clerk investigate whether the Market Charter could be withdrawn if the Charter Market does not attract more traders on a Tuesday.

The Clerk advised that she had written to NABMA for advice on this but to date had not received a reply and advised that she would chase this.

Members queried if the barriers could be attached to the cones to prevent people from moving these out of the car park spaces by the Market House. The

Clerk clarified that this would not be a problem on a Tuesday as staff are in work but it could be problematic on a Saturday especially with the Groundsman recently being off sick and now on annual leave and not having a current maintenance person. It was suggested that a local litter picker could be approached to ask for help with this. Members also asked if the large 'A board' sign could be utilised to stop people parking in these spaces.

RESOLVED:

- 1. That the action sheet be received and noted.**
- 2. That the barriers be attached to the cones that are placed in the parking spaces next to the Market House to stop people parking in these when the Charter Market is taking place.**
- 3. That the litter picker volunteer be approached to see if this is something he would be willing to help with.**
- 4. In addition to the extra barriers on the cones, the large 'a board' be put out to warn drivers not to park in these spaces on certain days.**

P731. OPENING HOURS OF FOOD VENUES IN LEDBURY

Councillor Sims clarified that Pot & Page opening hours will be changing from 23 March 2023 on a Sunday to closing at 10:00pm.

It was noted that Greggs had not been included on this document and needs to be added.

RESOLVED:

- 1. That the opening hours of food venues in Ledbury report be received and noted.**
- 2. That the opening hours of Pot & Page be updated from 23 March 2023 to closing at 10:00pm.**
- 3. That Greggs be added onto the opening hours of food venues in Ledbury document.**

Members agreed to discuss the notes from the Tourism Task & Finish meeting before discussing the tear off maps as this may impact the decision of whether this is something they would like to produce for the Tourist Information Centre.

P732. NOTES OF THE TOURISM TASK & FINISH MEETING HELD ON 30 JANUARY 2023

Councillor Sims, the Chair of the Tourism Task & Finish Group, gave a verbal update along with these notes.

4413

Transport

1(a) Review signage for car parks including signs at the entrances to the town.

Members discussed better signage for car parks to allow tourists to access these with ease. Members agreed that there were four areas that should be considered for new signs being erected:

1. End of New Street near the Full Pitcher pub
2. Top cross – coming from Malvern
3. Top Cross – coming from The Feathers
4. End of Bromyard Road near Ledbury Train Station

1(b) Consider ways to avoid drivers getting parking tickets on market days when the 'market' spaces are not being used.

As discussed previously, members have asked if Council staff can place the barriers over the cones when blocking the car park spaces next to the Market House. Also, if the large 'A board' could be used to warn people not to park there on Charter Market days.

Facilities

3(a) Encourage Love Ledbury to put forward plans as soon as possible for the public toilets on Bye Street.

Councillor Morris had declared an interest in this item due to his involvement in Love Ledbury.

Members instructed the Clerk to contact Councillor Harvey to receive an update on the public toilets located on Bye Street. Members suggested that it would be wise to form a partnership with Love Ledbury to enable these toilets to be open to the public. Members also stated that they need a concrete proposal from Love Ledbury asking what they need from Ledbury Town Council to help open these toilets.

3(b) Advise on signage after the meeting scheduled with Balfour Beatty

It was agreed that this had already been discussed earlier in the meeting.

Tourist Information Centre (TIC)

4(a) Investigate options for producing a pocket-sized map of the town.

Members suggested that quotes should be investigated for producing a pocket-sized map of the town including every business in town on it. One member also suggested to included details of the local doctors/hospital on this map. These could be kept in a waterproof holder outside the Tourist Information Centre for people to help themselves to during

closing hours. It was suggested that companies who offer this service could be contacted to attend the next Tourism Task & Finish meeting.

- 4(b) Consider selling goods through the TIC which are Ledbury specific, high-end arts and crafts which are poetry themed and produced locally.**

This decision will be made subject to further discussion at Full Council on how the TIC will operate.

In the meantime, members asked to view items that were sold in the painted room at the next Planning, Economy & Tourism committee meeting.

- 4(c) In considering hours of opening the TIC, recognise that Saturday is a key day all the year round.**

This decision will be made subject to further discussion at Full Council on how the TIC will operate.

RESOLVED:

- 1. That the review for better signage for car parks in Ledbury be referred to the Traffic Management Working Party.**
- 2. That the Clerk contact Love Ledbury asking them for a concrete proposal of what it is they need from Ledbury Town Council to help operate the public toilets on Bye Street.**
- 3. That quotes for pocket-sized maps be investigated for the TIC to include all businesses in Ledbury on and the local doctors/hospital.**

P733. TEAR OFF MAPS FOR TIC

RESOLVED:

After discussing the notes from the Tourism Task & Finish meeting members were all in favour of delaying the decision on tear off maps for the Tourist Information Centre.

P734. PLANNING CONSULTATIONS

9.1 Planning Application No. 224249

Proposed change of use from Commercial (Class E) to Residential (Class C3) – Commercial Unit, Part of 24 High Street, Ledbury, Herefordshire, HR8 1DS

445

RESOLVED:

No objection.

9.2 Planning Application No. 230170

Proposed change of use from ground floor offices to self-contained two bed apartment – Lanark House, 17 New Street, Ledbury, Herefordshire, HR8 2DX

Members discussed that this planning application should be objected to on the grounds of it being in a conservation area, and not in keeping with the historic look of that area, noting that they believe it will diminish the shops in Ledbury which is included in the Neighbourhood Development Plan. A vote took place to object to this planning application, 3 members voted for and 1 voted against.

RESOLVED:

Objection on the following grounds.

- 1. The property is in a conservation area.**
- 2. The changes proposed are not in keeping with the historic look of the town.**
- 3. Change of use from a business premises to a residential property will diminish the shops in Ledbury and will go against the policies in the Neighbourhood Development Plan.**

9.3 Planning Application No. 230172

LISTED BUILDING CONSENT - Proposed change of use from ground floor offices to self-contained two bed apartment – Lanark House, 17 New Street, Ledbury, Herefordshire, HR8 2DX

RESOLVED:

Objection as stated above.

9.4 Planning Application No. 222107

Approval of reserved matters relating to layout, scale, external appearance and landscaping (pursuant to outline planning permission appeal ref: APP/W1850/20/3244410 and LPA ref. 171532) for 230 dwellings with associated drainage, highways infrastructure (internal roads, footways, footpath/cycleway and spine road) and play area (Phase 1) – Land North of viaduct, adjoining Orchard Business Park, Ledbury, Herefordshire,

4416

Members agreed that this planning application should be objected to on the grounds outlined by Herefordshire Council, and the many other organisations. Councillor Bannister volunteered to put a document together with a list of bullet points of why Ledbury Town Council is objecting to this planning application, this will be sent to members to approve before making comment on the planning portal.

RESOLVED:

Objection

P735. TABLED APPLICATIONS

Planning Application No. 230103

Proposed variation of condition 2 of planning permission 200066 (Demolition of retail building (A1) and erection of production building (B2)) - additional of HGV yard, 1 loading bay to be added, 3 loading bays to be removed and parking spaces to be consolidated to the south of the extension.

RESOLVED:

No objection.

P736. PLANNING DECISIONS

Members discussed planning application no. 223555 – Listed Building Consent. Proposed internal alterations and external chimney flue – Y Pass Fish and Chip Shop, The Homend, Ledbury, Herefordshire, HR8 1BN. Members could not understand why this application had been refused by Herefordshire Council. The Clerk was asked to email the planning department and ask why this application had been refused. Councillor Morris offered to approach the owners to offer assistance in any amended application.

RESOLVED:

- 1. That the Planning Decisions document be received and noted.**
- 2. That the Clerk email Herefordshire Council's Planning Department to query why planning application no. 223555 was refused.**

P737. NOTES OF A MEETING BETWEEN VISTRY HOMES AND RESIDENTS OF SPRING GROVE, JUBILEE CLOSE AND SHEPARDS CLOSE

RESOLVED:

That the notes of the meeting between Vistry Homes and residents of Spring Grove, Jubilee Close and Shepard's Close be received and noted.

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P738. SECTION 106 (STANDING ORDER)

- a. Notification of Section 106 Payments received by Herefordshire Council
- b. S106 Funding for Ledbury as of 22 November 2023

RESOLVED:

That the Section 106 updates be received and noted.

P739. DATE OF NEXT MEETING

To note that the date of the next meeting of the Economy, Planning & Tourism Committee is scheduled for 9 March 2023.

The meeting ended at 8:23pm.

Signed Dated
(Chair)

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Action Sheet November 2022

Minute No.	Action	To be Actioned by	Date Actioned	Comments	Status
P730(2)	That the barriers be attached to the cones that are placed in the parking spaces next to the Market House to stop people parking in these when the Charter Market is taking place	TC	20.02.2023	All relevant staff advised accordingly	Ongoing
P730(3)	That the litter picker volunteer be approached to see if they would be interested in helping with the market on Tuesday and Saturday	TC	ASAP	Receptionist ask to notify clerk next time volunteer visits offices	In progress
P730(4)	In addition to the extra barriers on the cones, the large "A" board be put out to warn drivers not to park in these spaces on market days	TC	20.02.2023	Discussed with Administrator - will organise notice to be placed in A board and put out starting 21.02.2023	On going
P731(2)	That the opening hours of Pot & Page be updated to note that from 23 March 2023 they will be closing at 10.00pm	CDO(EJ)	20.02.2023	EJ advised and updating	Completed
P731(3)	That Greggs be added to the list of food venue opening hours	CDO(EJ)	20.02.2023	EJ advised and updating	Completed
P732	That the decision on the tear off maps be delayed	CDO(EJ)	13.02.2023	EJ advised of decision and asked to contact company to advise	In progress
P734/ P735	That the comments for each planning application be submitted by the clerk to Herefordshire Council via the planning portal	TC	10.02.2023	Comments submitted accordingly	Completed
P736(2)	That the Clerk email Herefordshire Council planning department to query why planning application no. 223555 had been refused - Y Pass Fish & Chip shop	TC	20.02.2023	Email sent to JB - Case Officer - response received advising case officer has left the employ of HC - email forwarded to planning enquiries email	Response awaited

PLANNING, ECONOMY & TOURISM COMMITTEE	9 MARCH 2023	AGENDA ITEM: 5
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Report prepared by Angela Price – Town Clerk

OUTCOME OF ENQUIRY IN RELATION TO CHARTER MARKET STATUS

Purpose or Report

The purpose of this report is to provide Members with the outcome of an enquiry to the National Association of British Market Association (NABMA) in respect of whether Charter Status could be withdrawn if the market is not well attended by stall holders.

Detailed Information

At a recent meeting of the Planning, Economy & Tourism Committee, a concern was raised as to whether, if the market cannot attract sufficient stall holders on a Tuesday and Saturday, would the Charter be able to be withdrawn from the town.

Officers sought advice from NABMA on this matter and following a conversation with Graham Wilson, NABMA Legal and Policy Consultant the following advice has been provided.

"I am delighted to hear that your Council has already passed a resolution to make use of Part III of the Food Act 1984. This enables the Council to have the benefit of the Charter and also the modern statutory framework for operating Markets.

Market powers come in different ways and Charters are regarded as probably the oldest and most important. Many local authorities enjoy the benefit of Charters.

You tell me your Charter covers both Tuesday and Saturday and is not site specific. This is helpful if you want to use the Charter in other parts of the town.

Market rights are regarded as property rights and, as such, are available to be sold, leased or licensed to other persons or organisations. Your Charter will remain in the ownership of the Council unless you decide otherwise.

However the value of the Charter might be undermined if you stop holding a Market. It is a well-established principle of market law that market powers only take precedent when they are being used.

If, for example, you decide to stop holding the Tuesday Market but, at some future date, you want to start again then it is likely that you will have to get permission from the owner of the land on which the Market is held. There is established case law on this issue where a Charter Market ceased trading and subsequently the owner of the Charter decided to start up the Market again. However the Highway Authority argued that the break in the holding of the Market resulted in the highway taking precedent

over the Charter. This required the owner of the Charter Market having to get approval of the Highway Authority.

The same principle applies if you want to move to another part of the town. While the Charter and Part III provide you with powers to hold a Market you need to get approval of the landowner to proceed.

If you need anything else please let me know."

Therefore, the response to the initial query is, No, the Charter cannot be withdrawn, it is for Ledbury Town Council to choose to end it, or to pass it to another organisation should they wish.

Recommendation

That the information provided by NABMA be received, noting that the Market Charter rights remain in the ownership of Ledbury Town Council until such they time decide to no longer hold this.

Planning Decisions Log

Planning App	Details	Case Officer	LTC's Recommendation	HFDS Decision
LTC MEETING DATE 11 July 2018				
192361	Proposed works to remove T1 Cherry and works to T2 Variegated Maple to thin and lift the crown at Bowling Green Cottage, The Southend, Ledbury, HR8 2HD – works to trees in a conservation area	OK	No objection	No Decision
LTC Meeting 14 July 2022				
220783	Proposed change of use of land and laundry/washroom to a bungalow (Retrospective) and for a new day/laundry room for existing traveller site – Little Bush Pitch, Bush Pitch, Ledbury, Herefordshire, HR82PX	MT	Deferred back to committee	No decision
LTC Meeting 14 July 2022				
220783	Proposed change of use of land and laundry/washroom to a bungalow (Retrospective) and for a new day/laundry room for existing traveller site - Little Bush Pitch, Bush Pitch, Ledbury Herefordshire, HR8 2PX	MT	Defer until further information received from Ward Councillors and Planners – extension requested.	No decision
LTC Meeting 11 August 2022				
220783	Proposed changes of use of land and laundry/washroom to a bungalow (Retrospective) and for a new day/laundry room for existing traveller site – Little Bush Pitch, Bush Pitch, Ledbury, Herefordshire, HR8 2PX	MT	Deferred to next meeting (Councillor Howells to provide verbal update on meeting with PO's)	No decision

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LTC MEETING 8 SEPTEMBER 2022			
<u>220783</u>	Proposed change of use of land and laundry/washroom to a bungalow (Retrospective) and for a new day/laundry room for existing traveller site – Little Bush Pitch, Bush Pitch, Ledbury, Herefordshire, HR8 2PX	MT	That Ledbury Town Council defer making a comment until such time confirmation of the referral has been received
LTC MEETING 13 OCTOBER 2022			
<u>223103</u>	Erection of single storey extension with partial demolition to healthcare facility – Rose Cottage, Belle Orchard, Ledbury, Herefordshire, HR8 1DD	MN	No objection
<u>222107</u>	Approval of reserved matters relating to layout, scale, external appearance and landscaping (pursuant to outline planning permission appeal ref: APP/W1850/W20/3244410 and LPA ref. 171532) for 230 dwellings with associated drainage, highway infrastructure (internal roads, footways, footpath/cycleway and spine road) and play area (Phase 1) - Land North of Viaduct Adjoining Orchard Business Park Ledbury Herefordshire	CS	That Councillor Howells provide a draft response to all committee members, via email, by the end of business Monday, 17 October and that committee members provided any feedback to the draft by no later than the close of business on Wednesday, 19 October, and the final draft be provided to the Clerk by the end of business Thursday, 20 October to allow the Clerk to provide the response to Planning Officers before going on

				annual leave on 21 October 2022.	
LTC MEETING 10 NOVEMBER 2022					
223248	Proposed demolition of existing buildings on site and erection of Retirement Living apartments with associated access, car parking, landscaping, ancillary facilities, and associated works – Building and curtilage of Greenacres bungalow and land to the rear of The Knapp and Westmead, The Homend, Ledbury, Herefordshire	CS		Members discussed possible issue4s with this planning application as they felt it would intrude on the green space which is noted in the Neighbourhood Development Plan (NDP). It was discussed that a member of the Committee should produce a draft planning-based report on this including the following issues which were raised: <ol style="list-style-type: none"> 1. The height of the building 2. The ecological value of the land 3. Potential traffic issues 4. NDP 	No decision
223347	Proposed two and single storey extensions, replacement garage and new prefabricated garden office to exiting detached dwelling – Woodlands, Little Marcle, Ledbury, Herefordshire, HR8 2LD	MN		No objections	No decision
223426	Proposed ground mounted solar panels – Siddington Farm, Orilham Lane, Leddington, Ledbury, Herefordshire, HR8 2LN	MN		No objections	Approved with conditions

LTC MEETING 8 DECEMBER 2022

223313	Various internal and external works. To include dismantling chimney stack, removal of lean-to garden shed/workshop, repair works to gable end, fencing and gate and strengthening of roof beam – The Ark, Woodleigh Road, Ledbury, Herefordshire, HR8 2BG	MN	No objections	No decision
220604	Proposed non-material amendment to planning permission ref 150041 (Landscaping of the Masters House to enhance its setting), Improvements to layout proposals - The Masters House, St Katherines High Street Ledbury Herefordshire HR8 1EA	JB	No comment	Approved with conditions
LTC MEETING 12 January 2023				
223476	Conversion of portal barn to single dwelling – Portal Barn, Upper Mitchell Farm, Ledbury, Herefordshire, HR8 1JF	MN	No objections	No decision
223556	Proposed side extension to form kitchen/dining, wet room and porch – 126 Biddulph Way, Ledbury, Herefordshire, HR8 2XL	KR	No objections	Approved with conditions
223742	LISTED BUILDING CONSENT . Replacement main entrance door – Masefield Solicitors Office, Worcester Road, Ledbury, Herefordshire, HR8 1PN	KR	No objections	No decision
223855	Proposed internal and external alteration to include alterations to windows, the installation of a wood burner and flue and internal refurbishment – The Old Bake House, Underdown, Ledbury, Herefordshire, HR8 2JE	MN	No objections	No decision
223856	LISTED BUILDING CONSENT . Proposed internal and external alteration to include alterations to windows, the installation of a wood burner and flue and internal refurbishment – The Old Bake House, Underdown, Ledbury, Herefordshire, HR8 2JE	MN	No objections	No decision
223921	Proposed dwelling – Land to the rear of 8A High Street, Ledbury, Herefordshire, HR8 1DS	EB	Object on the grounds that this application will result in the over development within a conservation area. No objections	No decision
223944	Variation of condition 15 of planning permission 200437 (Demolition of existing bungalow & construction of new purpose-built veterinary clinic	EB	No objections	Approved with conditions

			& new repositioned access to the highway). To allow Saturday opening times to be amended from 9:30am – 12:30pm to 9:00am – 12:30pm. Brookside Veterinary Practice, The Nook, Hereford Road, Ledbury, Herefordshire, HR8 2PR		
223968		KR	Proposed extension to integral garage to rear of house, proposed independent hot tub enclosure in garden, widening of exiting patio door and internal alterations to existing dwellings – Alvestone House, New Street, Ledbury, Herefordshire, HR8 2EE	No objections	No decision
223969		KR	LISTED BUILDING CONSENT. Proposed extension to integral garage to rear of house, proposed independent hot tub enclosure in garden, widening of exiting patio door and internal alterations to existing dwellings – Alvestone House, New Street, Ledbury Herefordshire, HR8 2EE	No objections	No decision
223996		KR	Proposed floor extension and porch with internal alterations – 15 Martins Way, Ledbury, Herefordshire, HR8 2XW	No objections	No decision
224095		OK	T1 English Oak – reduce the overall crown back by approx. 50%. T2 Common Ash (x3) – potential ADB – sectionally dismantle both tree down to leave as near ground level as possible T3 Common Ash x2 (Near Cabin) – dismantle down to leave as near ground level as possible. T4 Common Ash (all trees 4-5 stems leaning towards house) front garden - dismantle down to leave as near ground level as possible. T5 Goat Willow and 1 Ash – crown raise in order to make room for crane access for the above – Massington Lodge, Eastnor, Ledbury, Herefordshire, HR8 1EG	No objections	No decision
224127		KR	Proposed single storey side extension – Ivory House, 51 Hallwood Drive, Ledbury, Herefordshire, HR8 2FY	No objections	No decision
LTC MEETING 9 February 2023					
224249		EB	Proposed change of use from Commercial (Class E) to Residential (Class C3) – Commercial Unit, Part of 24 High Street, Ledbury, Herefordshire, HR8 1DS	Objection on the grounds that it is in a conservation area and will diminish the shops	Approved with conditions

230172	Listed Building Consent – Proposed change of use from ground floor offices to self-contained two bed apartment – Lanark House, 17 New Street, Ledbury Herefordshire, HR8 2DX	EB	in Ledbury as included in NDP. No objections	No decision
222107	Approval of reserved matters relating to layout, scale, external appearance and landscaping (pursuant to outline planning permission appeal ref: APP/W1850/20/3244410 and LPA ref. 171532 for 230 dwellings with associated highways infrastructure (internal roads, footways, footpath/cycleway and spine road) and play area (Phase 1) – Land North of viaduct, adjoining Orchard Business Park, Ledbury, Herefordshire.	CS	Object on grounds outlined by Herefordshire Council and many other organisations.	No decision
230103	Proposed variation of condition 2 of planning application 200066 (Demolition of retail building (A1) and erection of production building (B2)) – additional HGV yard, 1 loading bay to be added 3 loading bays to be removed and parking spaces to be consolidated to the south of the extension.	OJ	No objections	No decision

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PUBLIC NOTICE

NOTICE OF PUBLIC PATH ORDER

**TOWN AND COUNTRY PLANNING ACT 1990 SECTION 257
AND PARAGRAPH 1 OF SCHEDULE 14**

**HEREFORDSHIRE COUNCIL
FOOTPATH ZB1 (PART) LEDBURY
PUBLIC PATH DIVERSION ORDER 2023**

The above order was made on 31st January, 2023 by Herefordshire Council ("the Council").

The effect of the order, if confirmed without modification, will be to divert that part of Public Footpath ZB1 in the Town of Ledbury which commences at OS Grid Reference SO 6996 3751 (point A on the order plan) and follows a generally north north-westerly direction for approximately 96 metres to OS Grid Reference SO 6993 3760 (point B on the order plan). The total length of the existing said footpath is approximately 96 metres.

An alternative Footpath will be created, being 2 metres in width, which commences at OS Grid Reference SO 6996 3751 (point A on the order plan) and follows a generally westerly direction for approximately 66 metres to OS Grid Reference SO 6989 3751 (point C on the order plan). It continues in a generally northerly direction for approximately 59 metres to OS Grid Reference SO 6990 3757 (point D on the order plan) before turning in a generally north-easterly direction for approximately 40 metres to OS Grid Reference SO 6993 3760 (point B on the order plan). The total length of the said proposed new footpath is approximately 165 metres.

A copy of the order, the order plan and explanatory statement, have been placed and may be seen free of charge at Blueschool House, Blueschool Street, Hereford, HR1 2AN during normal opening hours. Copies are also available on the Council's website at www.herefordshire.gov.uk.

Any queries in relation to this order may be discussed with Louise Hart, Public Rights of Way, Herefordshire Council, on telephone 01432 383771, or by e-mail to louise.hart2@herefordshire.gov.uk.

Any representations about or objections to the order must be made in writing to Public Rights of Way Manager, Herefordshire Council, Plough Lane, Hereford, HR4 0LE, or via email to PROW@herefordshire.gov.uk, quoting reference PROW/TCPA102, to be received not later than 10th March, 2023. Please state the grounds on which any objections are made.

Please note that the substance of any objection, or comment, and the writer's details, may be made available to third parties.

If no representations or objections are duly made, or, if any so made, are withdrawn, the Council may itself confirm the order as an unopposed order. If the order is sent to the Secretary of State, Department of Environment Food and Rural Affairs for confirmation, any representations or objections which have not been withdrawn will be sent with the Order.

Dated: 10th February, 2023

Mark Averill
Interim Service Director – Highways, Environment and Waste

4429

07 FEB 2023

**Economy and Environment
Highways, Environment & Waste**

Chief Executive: Paul Walker

Ms A Price
Clerk to Ledbury Town Council
Town Council Office
Church Street
Ledbury
HR8 1DH

Our Ref: PROW/TCPA102/LJC
Please ask for: Lisa Creed
Direct Line / Extension: 01432 383661
E-mail: lisa.creed@herefordshire.gov.uk

6th February, 2023

Dear Mrs Price

**PUBLIC PATH DIVERSION ORDER
TOWN AND COUNTRY PLANNING ACT 1990, SECTION 257
FOOTPATH ZB1 (PART) LEDBURY**

In accordance with the relevant statutory provisions, I now enclose, for information, copies of the Notice of Making, Explanatory Statement, Order and Order Plan.

A copy of the Notice of Making will appear in the Malvern Gazette/Ledbury Reporter on 10th February, 2023.

Please note that any comments or objections should be received by the date as stated in the said Notice.

Yours sincerely



**LISA CREED
PUBLIC RIGHTS OF WAY OFFICER**

Enc.

44286

EXPLANATORY STATEMENT

SECTION 257 TOWN AND COUNTRY PLANNING ACT 1990

Under the Town and Country Planning Act 1990 Herefordshire Council has the power to make Orders to extinguish or divert public rights of way. A notice that such an order has been made has to be advertised on the site of the path in question and in the local press. This provides an opportunity for objections or representations to be made to the proposed change.

Herefordshire Council has made an order to divert footpath ZB1 in the Parish of Ledbury. This statement has been prepared to explain various aspects of the order.

THIS STATEMENT DOES NOT FORM PART OF THE ORDER

Herefordshire Council has been asked to make the order on behalf of the applicant and is satisfied that the following test has been met as required under Section 257 of the Town and Country Planning Act 1990.

The diversion is necessary to allow permitted development to be carried out in accordance with the planning permission granted.

However, Herefordshire Council has also considered a number of other factors before deciding to make the order including, whether the alternative route is substantially less convenient to the public as a result of the diversion and the public's human rights. The Council must have regard to the effect that the diversion would have on public enjoyment of the path as a whole and to the effects on agriculture and forestry.

Herefordshire Council is satisfied that the order complies with these requirements for the following reasons.

1. The diversion fulfils the criteria set out in section 257 of Town and Country Planning Act 1990, this being that;
 - The diversion is required to allow permitted development to take place.
2. The impact on any individual's economic interests and human rights of the proposal is not considered to be significant.
3. The new path represents a reasonable alternative to the existing path.

The order will come into effect only after it has been confirmed and certified: making and advertising the Order simply provides an opportunity for objections or representations to be made.

Objections or representations relating to the order must be made in writing, by the date stated in the Public Notice, to Public Rights of Way Manager, Herefordshire Council, Plough Lane, Hereford, HR4 0LE, or by email to PROW@herefordshire.gov.uk.

Louise Hart, Public Rights of Way, Herefordshire Council, is willing to discuss the concerns of those considering objecting or making representations relating to the order. She can be contacted by telephone on 01432 383671 during normal office hours, or by e-mail to louise.hart2@herefordshire.gov.uk.

The right of objection to an order is a statutory right, but it should be exercised in a reasonable manner. Costs are normally awarded against objectors in cases of unreasonable behaviour.

If no objections are made Herefordshire Council will confirm the order.

If any objections are made and not withdrawn, Herefordshire Council will refer the Order to the Secretary of State, Department of Environment Food and Rural Affairs for determination. An inspector from the Planning Inspectorate will then hear the objections at a public inquiry or hearing, or in writing if the objectors agree. The Inspector can confirm the order, confirm it with modifications or refuse to confirm it.

Where a new path is being created by a diversion order, the change will come into effect only after it has been certified that the new route is adequately useable to members of the public.

PUBLIC PATH DIVERSION ORDER

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 257

**HEREFORDSHIRE COUNCIL
FOOTPATH ZB1 (PART) LEDBURY
PUBLIC PATH DIVERSION ORDER 2023**

This order is made by the County of Herefordshire District Council (known as "Herefordshire Council") under Section 257 of the Town and Country Planning Act 1990 because it is satisfied that it is necessary to divert the footpath to which this order relates ("the footpath") in order to enable development to be carried out in accordance with planning permission P221577/F granted under Part III of the Town and Country Planning Act 1990 for development of land between Leadon Way and Amcor Flexibles, Lower Road Trading Estate, Ledbury, HR8 2DJ.

BY THIS ORDER:

1. That part of footpath ZB1 over the land shown by a bold continuous line on the attached plan and described in Part 1 of the Schedule to this order ("the Schedule") shall be diverted as provided below.
2. There shall be created to the reasonable satisfaction of Herefordshire Council an alternative highway for use as a replacement for the footpath as provided in Part 2 of the Schedule and shown by a bold broken line on the attached plan.
3. The diversion of the footpath shall have effect on the date on which Herefordshire Council certifies that the terms of Article 2 and 4 herein have been complied with.
4. The following works shall be carried out in relation to the highway described in Part 2 of the Schedule.
 - Levelling of raised bund between points A and C
 - Waymarking as appropriate
5. Collins Design & Build are hereby required to pay the costs of carrying out the said works.
6. Where immediately before the date on which the said footpath is diverted there is apparatus under, in, on, over, along or across it belonging to statutory undertakers for the purpose of carrying on their undertaking, the undertakers shall continue to have the same rights in respect of the apparatus as they then had.

Dated *31st January* 2023

THE COMMON SEAL of the County of)
Herefordshire District Council was affixed)
BY ORDER)

Uma Waters . Authorised Officer



4432

SCHEDULE

PART 1

Description of Site of Existing Path or Way

The existing route of footpath ZB1 commences at OS Grid Reference SO 6996 3751 (point A on the order plan) and follows a generally north north-westerly direction for approximately 96 metres to OS Grid Reference SO 6993 3760 (point B on the order plan).

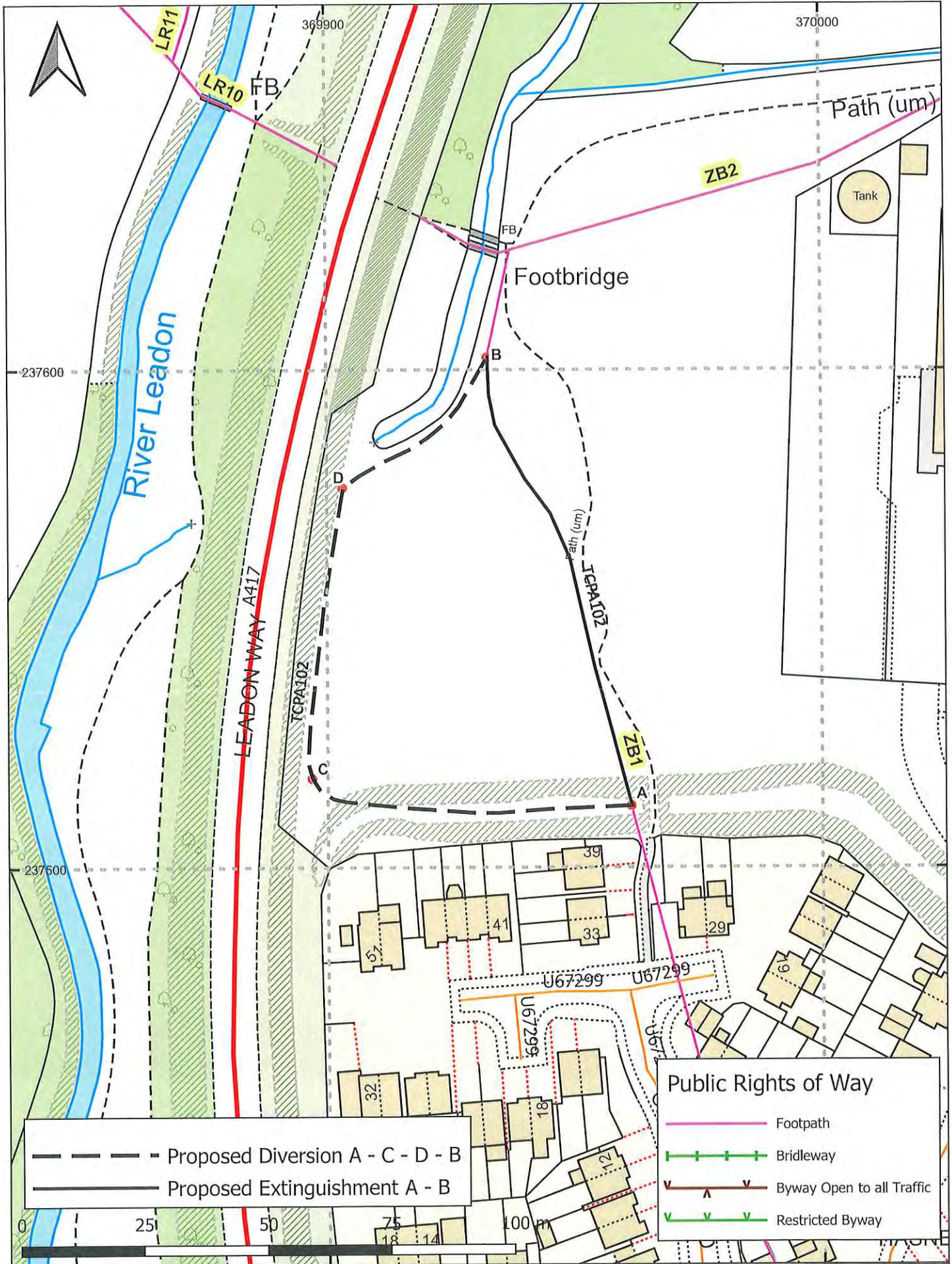
The total length of the existing said footpath is approximately 96 metres.

PART 2

Description of Site of Alternative Highway

The proposed new route of footpath ZB1 being 2 metres in width commences at OS Grid Reference SO 6996 3751 (point A on the order plan) and follows a generally westerly direction for approximately 66 metres to OS Grid Reference SO 6989 3751 (point C on the order plan). It continues in a generally northerly direction for approximately 59 metres to OS Grid Reference SO 6990 3757 (point D on the order plan) before turning in a generally north-easterly direction for approximately 40 metres to OS Grid Reference SO 6993 3760 (point B on the order plan).

The total length of the said proposed new footpath is approximately 165 metres.



- - - - - Proposed Diversion A - C - D - B
 ——— Proposed Extinguishment A - B

Public Rights of Way

- Footpath
- Bridleway
- Byway Open to all Traffic
- Restricted Byway

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 257
 HEREFORDSHIRE COUNCIL
 PUBLIC FOOTPATH ZB1 (PART) LEDBURY
 PUBLIC PATH DIVERSION ORDER 2022

Drawing No: TCPA 102
 Scale at A4: 1:1,000
 Date: 16/11/2022

Herefordshire Council
 Plough Lane
 Hereford
 HR4 0LE



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4434

PLANNING, ECONOMY & TOURSIM COMMITTEE	9 MARCH 2023	AGENDA ITEM: 16
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Report prepared by Angela Price – Town Clerk

Purpose of Report

The purpose of this report is to advise members of the Planning, Economy & Tourism Committee of correspondence received advising of the withdrawal of London trains from Herefordshire.

Detailed Information

On 2 March the Clerk was copied into an email from Gareth Davies which contained a copy of a communication he had sent to Sir Bill Wiggin MP in respect of the withdrawal of London trains from Herefordshire.

The content of that communication is as follows:

“Dear Sir Bill

It has been brought to the attention of the Rail & Bus for Herefordshire that Great Western Railway is to withdraw certain Hereford-London trains from Herefordshire with May timetable changes.

Of particular concern is the loss of the 0643 Hereford – London Paddington and the 1857 London Paddington – Hereford, which from May will start from and terminate at Great Malvern. This train is the best in the day for both business and leisure travel to/from the capital. Its withdrawal from Herefordshire is most disturbing at a time when the county is seeking to develop in terms of both its economy and tourism.

Your comments are requested together with your support for the retention of through Hereford – London trains.”

Further to this the Clerk has also been copied into correspondence to Sir Bill Wiggin MP from Colwall Parish Council as follows:

“Dear Sir Wiggin

Colwall Parish Council wishes to endorse Rail and Bus for Herefordshire’s complaint about the withdrawal of several GWR services between Hereford and London and Paddington. Parishioners of Colwall do not wish to travel from the village of Colwall to Great Malvern to catch the services that are now to commence and/or terminate at Great Malvern (instead of Hereford), when they have a railway station in the village which is on the Hereford to London Paddington line!

*In the interest of reducing carbon emissions and following the government's pledge re green and environmental sustainability Policies, why has GWR decided to take this action without any consultation with the users of the service. I frequently receive complaints that GWR do not know who is using the services because the ticket collector on the trains **never** checks the tickets from Ledbury or Colwall (we have no automatic barriers at either of these stations unlike Hereford). It seems GWR tardiness with checking tickets or collecting fares is to the detriment of the railway users at Colwall and Ledbury.*

*We therefore request that you approach GWR requesting that they 1) reinstate the services to and from Hereford, i.e., reverse their plans for the changes to the services from May 2023 and 2) have the decency to consult with Colwall Parish Council, Ledbury Town Council and "Rail and Bus for Herefordshire" about their plans and why. May I further suggest that they actively work on checking tickets from Ledbury and Colwall so that they can have a true indication of the level of users for these services before making decisions which **will have a significant impact** on those travelling from Hereford, Ledbury and Colwall to London Paddington (and those stops enroute).*

I look forward to hearing from you in this regard."

Recommendation

Members are requested to give consideration to the information provided above and consider whether they wish to make representations to Sir Bill Wiggin MP similar to those from Mr Davies and Colwall Parish Council.

CONFIDENTIAL

PLANNING, ECONOMY & TOURISM COMMITTEE	9 MARCH 2023	AGENDA ITEM: 18
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Report prepared by Angela Price – Town Clerk

POSSIBLE USE OF CATENARY WIRES IN HOMEND FOR ADVERTISING BANNERS

Purpose of Report

The purpose of this report is to provide Members with a report received from Blachere Illuminations in respect of catenary wires for advertising banners in Homend. This report contains information received from one company only, and therefore due to the commercially sensitive nature of the information within it has been included to be considered in confidential session, due to the possibility of the committee requesting further quotes from other companies in relation to this project.

Detailed Information

Members will recall that for some time they have been discussing the issue of banners in and around Ledbury, for the purpose of advertising upcoming events in the town.

It had been hoped that this could have been funded via the Great Places to Visit Fund, however due to delays in getting the information required this has not been possible.

Officers have been working with Blachere Illuminations to establish whether the catenary wires that are in place for the Christmas Lights are suitable to hold banners at other times of the year. A response has now been received from Blachere Illuminations which sets out the four steps needed to get the process correct.

“Step 1: Decide if the budget required meets your expectations

The quotes for each stage in this process have been based on a minimum installer charge we have to apply for the working at height equipment required to the install the wires and the banner changes and these are as follows:

- 1. INFRASTRUCTURE REQUIRED: Fitting the 4 eye bolts, 2 catenary wires and 4 eyebolt tests = £2,300 ex VAT*
- 2. BANNERS INSTALLING: Fitting and Removing Banners = £2,300 ex VAT per visit*

If you could plan so that the removal of one banner coincides with the installing of a new banner this would reduce the number of visits required, and the cost per annum to yourselves.

If this budget meets with your expectations, we can move to step 2. Please note that if we could agree how many banners changes are required each year, we could probably get some discount on the second figure for fitting and removing the banners.

Step 2: Ledbury TC will need to decide the size of Banners most suitable to the location

The banner in terms of size, design and material would be something for Ledbury to procure yourselves with our assistance. To aide this process I used the well-known sign makers, Vistaprint to design a very simple banner using their standard sizes available to produce a banner with eyelets that can be suspended on 2 catenary wires across the middle of the street. This design was 2.44 metres wide and 1.22 metres drop. This would make the banner that was visible from the street level. Although you may require something wider. You would need to check with suppliers if they could produce the banner to the size you require but the drop size would be needed before that catenary wire is installed to ensure it would suspend the banner correctly, and we would recommend a 1.2 metre drop. Below I have included an example from the Vistaprint site which would be approximately £60 for one banner:

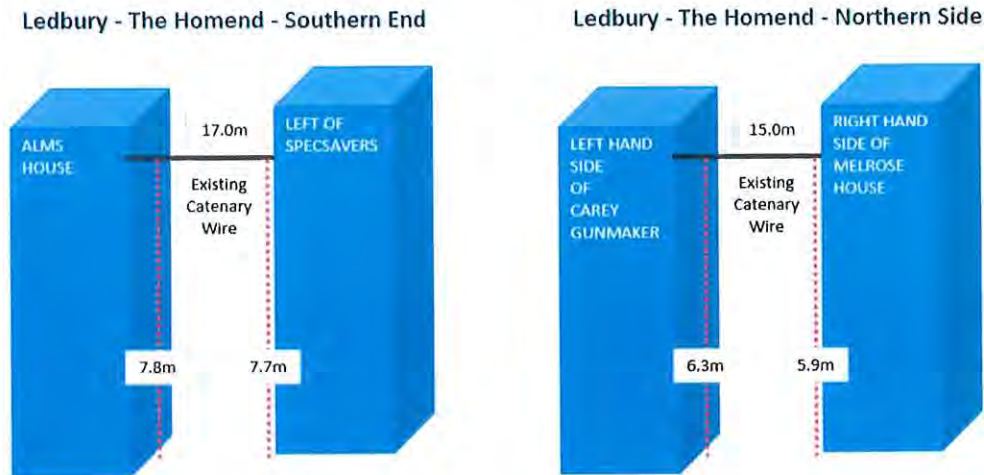


Step 3: Decide the distance between catenary wires based on the banner size required before installation.

Depending on the outcome of Step 2, that would ultimately dictate the position of the second catenary wires based on the banner drop size you would require, bearing in mind the 1.2 metre recommendation we would make. This can be flexed slightly depending on the banners you source from suppliers, but we would need your final decision on this before we agree Step 4.

Step 4: Decide on the best locations to install another 2 catenary wires for the display of 2 banners

Prior to your switch on this year I did take the measurements and heights for wires for one 17 metre width at the southern end of The Homend, and the 15m width required at the northern side. These height and width measurements are shown below:



The original remit was to have them along The Homend using the first and last catenary wire. The minimum height for a catenary wire across a roadway is 5.7 metres. If the catenary wires are to be placed 1.2m apart for the placement of the banner, then the wire going below the existing catenary wires must not breach this. The southern end of The Homend the catenary wire is at a height (see above) that would allow a drop of 1.2 metres. The northern side is relatively lower, and a second catenary wire would have to go above the existing catenary wire in order to not breach the 5.7m. Alternatively we could use another wire a bit further down the street that allows for a second wire below one of the existing catenary wires without breaching the 5.7m. This would require another site visit in order to get the best location- for a second wire on the southern side of The Homend."

Members should consider that only one quote has been obtained to date for this project and should give consideration whether, in line with their Financial Regulations, two further quotes should be sourced., or whether they are satisfied that this is a specialist project where there are limited companies who could provide this support.

Recommendation

Members are requested to give consideration to the above information and request officers to seek a further two quotes in respect of this project.

