

Planning Decisions Log

Planning App:	Details:	Case Officer:	LTC's Recommendation:	HFDS Decision:
Meeting of 19 May 2016				
160974	Erection of two detached industrial units with associated offices, car parking and services yard at Lower Road Industrial Units, Lower Road Trading Estate, Ledbury HR8 2DJ. PLANNING PERMISSION	RC	RECOMMEND TO SUPPORT	NO DECISION
Meeting of 9 February 2017				
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		PLEASE SEE BELOW*	NO DECISION
164078* Please see numerous comments separately. However, recommend that the development must adhere to all stipulations that the Appeal Inspector placed on the contractors.				
164107	Application for Variation of Condition 14 of Planning Permission P143116.O AT Land to the South of Leadon Way, Ledbury. OUTLINE	AB	RECOMMEND TO SUPPORT	NO DECISION
Meeting of 9 March 2017				
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 HR8 2AG. PLANNING PERMISSION	GW	NOT TO SUPPORT FOR REASONS BELOW	NO DECISION
The application 170526 was not supported by the committee for the following reasons:- <ol style="list-style-type: none"> 1. The possible net negative effect on local jobs due to competition and a threat to existing, similar businesses in close proximity. 2. 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. 3. The already difficult parking situation. 4. The area is already congested with traffic in a street which has narrow access to Lawnside Road and the Recreation Ground. 5. Increased risk of rubbish generally, and in a conservation area. 6. Proximity to a listed building next door. 7. The proposed opening hours (Sunday-Thursday 10.00-23.00; and Friday-Saturday 10.00-12midnight) would create loss of amenity: a disturbance to the nursing home, which is almost opposite, and neighbouring residences. 8. The proposal would limit the options left for land use on the adjacent fire station, should it be closed in the future. 9. Request that the application is called into Committee for a decision. 				
Meeting of 20 April 2017				
170910	Proposed external 1 no. fascia and 1 no. projecting sign at former	GW	TO DEFER UNTIL	NO DECISION

	Ambulance Station, Bye Street, Ledbury HR8 2AG. ADVERTISEMENT CONSENT		HEREFORDSHIRE COUNCIL HAS MADE ITS DECISION ON APPLICATION 170526	
171166	Two storey and single storey extension to dwelling at Springfield, Oatleys Road, Ledbury HR8 2BW. FULL HOUSEHOLDER	GW	NOT TO SUPPORT ON THE GROUNDS BELOW:*	APPROVED WITH CONDITIONS FOLLOWING RESUBMISSION OF APPLICATION
171166* 1. Loss of amenity to neighbours (light); 2. Loss of privacy to neighbours; 3. The proposed extension is not in keeping with the area; 4. The proposed extension is disproportionately large, resulting in significant visual impact on the neighbouring property. 5. Councillors recommend a site visit from the Case Officer in Herefordshire Council's Planning Department. 6. Councillors recommend that the application be brought into the Planning Committee.				
Meeting of 4 May 2017				
171213	Installation of new plant units to side of store at Co-op Supermarket, New Street, Ledbury HR8 2EZ. PLANNING PERMISSION	AP	* TO DEFER – See Below.	NO DECISION
171213: * To defer a decision until clarification received regarding the Noise Impact Assessment (NIA). The NIA does not match the application, which is a major discrepancy. The supermarket is surrounded by residential properties. Concern was expressed that the NIA was not carried out in the <i>current</i> proposed location of the units; and that the survey was undertaken internally, rather than externally. The Committee requested that the Environmental Officer is contacted regarding these issues.				
Meeting of 25 May 2017				
164078	Application for approval of reserved matters following outline approval P143116/O for 321 residential dwellings at Land to the South of Leadon Way, Ledbury. APPROVAL OF RESERVED MATTERS	AB	SEPARATE COMMENTS SHEET	NO DECISION
171532	Outline application for a mixed use development including the erection of up to 625 new homes (including affordable housing), up to 2.9 hectares of B1 employment land, a canal corridor, public open space (including a linear park), access, drainage and ground modelling works and other associated works. The proposal is for outline planning permission with all matters reserved for future consideration with the exception of access at Land North of Viaduct, Adjoining Orchard Business Park, Ledbury. OUTLINE	RC	SEPARATE COMMENTS SHEET	NO DECISION

171683	Application to fell two apple trees at 20 The Southend, Ledbury HR8 2EY. WORKS TO TREES IN A CONSERVATION AREA	AC	RECOMMEND NOT TO SUPPORT: SEE BELOW	WORK CAN PROCEED
171683 Not to support on the grounds of insufficient planning reasons for the application. Members felt trees should not be felled unless they were a danger, and there was no guarantee that the two trees would be replaced.				
171657	Proposed conversion of existing garage to ancillary residential annex with disabled bathroom for dependent relatives at The Dell, Parkway, Ledbury HR8 2JG FULL HOUSEHOLDER	GW	TO SUPPORT	APPROVED WITH CONDITIONS
P.36 – 03.17	Street Trading application, Snack Bar, Unit 19 (former Rowley Plastics site) Lower Road Industrial Estate, Ledbury HR8 2DJ. APPEAL being heard on 16-06-17		The Application was supported at the meeting of 09-03-17 on a three month trial basis.	GRANTED See Decision below (emailed to Cllrs on 30-06-17 at 11.19)
Informed by Kevin Price (Licensing Officer – Street Trading at Hfds Council) that the applicant was granted a licence on Friday, 16 June on nine months' consent. The conditions are : 1. the hours of operation are from 4pm – 10.30pm (not 11pm as applied for); 2. CCTV to be operated of evidence quality; 3. additional litter picking 25 metres from every direction of the unit; and 4. Planning permission is required, as the van will be on private land. The Licensing authority at Hfds Council cannot deny the right to start trading even though the applicant does not have planning permission presently. There is no start date yet, as the applicant is out of the country and Licensing has not been asked to proceed with issuing the licence.				
Meeting of 22 June 2017				
171671	Proposed conversion of storage room to office associated with The Feathers Hotel, High Street, Ledbury. LISTED BUILDING CONSENT	GW	TO SUPPORT.	APPROVED WITH CONDITIONS
171788	Proposed construction of 3 houses and associated private driveway at land to the rear of 27 Albert Road, Ledbury. PLANNING PERMISSION	AP	TO NOT SUPPORT.	NO DECISION
171788 Members felt it was overdevelopment, and were concerned about traffic access and egress. No scope for additional parking for visitors on an already congested street (Albert Road).				
171897	To erect signage to the external façade on the east side of the building and on the chimney breast at The Master's House, St Katherine's, Bye Street, Ledbury HR8 1EA. COUNCIL DEVELOPMENT REG 3	GW	TO SUPPORT.	NO DECISION
171897 However, Members did not support the incorporation of the black line, " <i>Library, culture, community</i> ". They felt it was unnecessary and detracts from the Listed Building.				
172114	(172114) Proposal to fell a Yew tree at 15a The Southend, Ledbury HR8 2EY. WORKS TO TREES IN A CONSERVATION AREA	AC	TO NOT SUPPORT. There is no sight of an arboriculturalist's report on	NO DECISION

			the website.	
171166	Two storey and single storey extension to dwelling at Springfield, Oatleys Road, Ledbury HR8 2BW. FULL HOUSEHOLDER		TO SUPPORT.	APPROVED WITH CONDITIONS (SEE ABOVE)
171166 However, Members wish to make this conditional that the double storey extension does not exceed 4 metres in length, and the single storey does not exceed 3 metres in height. This is not presently shown in the Plans.				
171970	Proposed internal alterations to create new ground floor cloakroom and dining room access at 9 Ledbury Park, Ledbury HR8 1LF. LISTED BUILDING CONSENT		TO SUPPORT.	NO DECISION
171947	Proposed construction of single storey rear lan-to extension at Coach House, Hazle Farm, Ledbury HR8 2HT. LISTED BUILDING CONSENT		TO SUPPORT.	NO DECISION
171866	Conservatory extension to rear elevation at 5 Larkrise, Knapp Lane, Ledbury HR8 1AN. FULL HOUSEHOLDER		TO SUPPORT.	NO DECISION