

LEDBURY TOWN COUNCIL

MINUTES OF A MEETING OF AN ECONOMY & PLANNING COMMITTEE HELD ON 11 AUGUST 2022

PRESENT: Councillors Bannister, Bradford, Howells, Morris, Shields, and Sims

ALSO PRESENT: Angela Price – Town Clerk
Sophie Jarvis – Minute Taker
Two members of the public were also present

P613. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Councillors Harvey and Manns.

P614. TO RECEIVE ANY DECLARATIONS OF INTEREST AND WRITTEN REQUESTES FOR DISPENSATIONS

RESOLVED:

No declarations of interest were made.

P615. NOLAN PRINCLIPLES

RESOLVED:

That the Nolan Principles be received and noted.

P616. ELECTION OF VICE-CHAIR FOR THE 2022/23 MUNICIPAL YEAR

RESOLVED:

That Councillor Sims be duly elected as Vice-Chair of the Economy and Planning Committee for the 2022/23 municipal year.

P617. PUBLIC PARTICIPATION

One member of the public present had attended the meeting to discuss the Bus Proposal. However, this was not on the agenda for this meeting and the Town Clerk confirmed that the bus proposal would be included on the agenda of the next Extraordinary Full Council meeting scheduled for Thursday 18 August 2022.

The member of the public left the meeting at 7.05pm.

P618. TO APPROVE AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 14 JULY 2022

Councillor Morris asked whether the minutes of the Markets Working Party meetings held on 16 May and 27 June 2022 had been included on the July agenda. Councillor Howells confirmed that they had been, and it was agreed that the Clerk would send a copy of the minutes to the Chair.

RESOLVED:

- 1. That the minutes of the Planning Committee meeting held on 14 July 2022 to be approved and signed as a correct record.**
- 2. That the Clerk send a copy of the Markets Working Party minutes of 16 May and 27 June to the Chair.**

The second member of the public left the meeting at 7.12pm.

P619. TO REVIEW THE ACTION SHEET

P583(10.1) the Clerk confirmed that she had emailed Chloe Smart but had not yet received a response. The Clerk was asked to chase this.

P592(2) Councillors queried why the TIC sign had not yet been changed. The Town Clerk confirmed that she would chase the Deputy Clerk to arrange with the Groundsman to complete this.

P603 10.1 (2) as to whether the "food store" referred to in the application is Lidl. The Town Clerk confirmed it is Lidl.

P605(2) Councillor Morris queried if the Clerk had established the expiration dates for the S106 funds. The Clerk confirmed that she had not followed this up as yet.

P609 Councillor Howells was asked if he had completed the report on the Herefordshire Local Plan. Councillor Howells advised that he was about halfway through drafting the report and confirmed he was aiming for it to be finished by the following week. This report will be brought to the next Economy and Planning meeting on Thursday, 8 September 2022.

P610 (1) Removable stairlift - the Clerk confirmed that the Deputy Clerk was investigating this and that it would be reported to the environment & Leisure Committee in due course. Councillors requested to see evidence of this at the next meeting.

P610 (2) The Town Clerk confirmed that she was still awaiting more information from the Deputy Clerk on the equipment prior to contacting the Council's insurers on this matter.

RESOLVED:

That the Action Sheet be received and noted.

P620. CHARTER MARKET STRATEGY

RESOLVED:

The Charter Market Strategy be received and noted.

P621. PLANNING CONSULTATIONS

- 9.1 221152 The part removal of an existing brick-built wall (leaving 3ft of existing wall on either side) to allow access to an area of land owned by the homeowner and the erecting of a new 6ft fence along the boundary line of the property – 7 Churchill Meadow, Ledbury, Herefordshire, HR8 2DG**

RESOLVED:

No objection

- 9.2. 221399 Proposed single storey extension – Roswyn, Orham Lane, Leddington, Ledbury, Herefordshire, HR8 2LW**

RESOLVED:

No objection

- 9.3 221775 Proposed changes of use to equestrian and install an all-weather riding arena – High House, Parkway, Ledbury, Herefordshire, HR8 2JE**

Councillor Sims queried if an Environmental Impact Study had been carried out regarding grazing and constant water running off the fields, and whether there would be suitable drainage put in place.

RESOLVED:

No objection, subject to a suitable Environmental Impact Study having been carried out.

9.4 222231 Approval of reserved matters relating to layout, scale, appearance, and landscaping (pursuant to outline planning permission appeal re: APP/W1850/W/20/3244410 and LPA ref. 171532) for the construction of footpath/cycleway links connecting the approved residential and employment uses within the site to Hereford road and Ballard Close – Land at 23 The Southend, Ledbury, Herefordshire, HR8 2EY

Councillor Bannister proposed to defer this decision to the next Economy and Planning meeting scheduled for Thursday, 8 September 2022 due to it being a large application and to allow more time for consideration. The Clerk suggested that Members provide report ahead of the next meeting to aid the discussion Councillor Sims offered to provide this report t.

Councillor Bradford stated that he did not support carrying this item forward to the next meeting.

Councillor Shields asked whether deferring the decision to the next meeting would delay the process, the Clerk confirmed that it would not delay the process as the response date was 9 September and the next meeting was scheduled for 8 September.

RESOLVED:

This item be deferred to the next Economy and Planning meeting on Thursday, 8 September 2022 and that Councillor Sims will provide a written report ahead of the meeting to aid discussion.

9.5 222261 T1 – Variegated Holly situated on right hand side of gateway when approaching property, fell to as near ground level as possible. Reason – poor condition. T2 – Variegated Holly situated on left hand side of gateway, reduce in height by approximately 3m to second canopy line and lightly trim remaining lower canopy to leave a more compact and rounded appearance. Reason – outgrowing situation (has previously been reduced) – Land at 23 The Southend, Ledbury, Herefordshire, HR8 2EY

Councillor Morris queried whether there was a tree surgeon report on this item, it was clarified that there was not. Councillor Sims proposed that any decision on this application should be deferred and that the Clerk contact Herefordshire Council for evidence that these works are necessary.

RESOLVED:

This planning application be deferred and that the Clerk be instructed to contact Herefordshire Council for evidence that these works are necessary.

9.6 222290 Proposed single storey extensions to front and rear of dwelling and replacement of garage flat roof with mono-pitched tiled roof. – 11 Winston Close, Ledbury, Herefordshire, HR8 2XQ

RESOLVED:

No objection.

9.7 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

Councillor Howells informed members that there was some controversy over this application and that there had been an extension for responses to 31 August 2022. He advised that Herefordshire Council Planning Officers were investigating whether there had been a breach of the Herefordshire Traveller Strategy in respect of the number of pitches allocated to the site. Councillor Howells confirmed that he will be attending a meeting on this in the future – date to be confirmed.

Councillor Bradford confirmed that these works had already been carried out and we should be here to say that it is a retrospective application which should not have been built.

Councillor Bannister proposed there be an extension to consider this application until the next Economy and Planning meeting on Thursday, 8 September 2022 to enable Councillor Howells to provide an update following the meeting at Herefordshire Council. Councillor Bradford queried why should there be an extension if the works have already been carried out, Councillor Howells advised that clarification needs to be sought on whether the additional, retrospective works have contravened the Travellers Strategy before any decisions are taken by Herefordshire Council. Councillor Bannister stated that this is a retrospective planning application that should not have been built and therefore, it should be voted against it.

Councillor Sims suggested that if the application does get rejected then can Ledbury Town Council ask questions as to why.

Councillor Howells proposed that we ask the Clerk to be instructed to request an extension for response until after the next meeting on Thursday, 8 September 2022, subject to the outcome of the meeting with the planning officers and the Ward Councillors and if the application is rejected then the following questions be raised with Herefordshire Council Planning Officers.

1. Why was the extension not granted?
2. Does this application mean that there is an extension of pitches?
3. Does the application contravene Herefordshire Council Traveller's Strategy?

RESOLVED:

1. That this agenda item be deferred to the next meeting of the Economy & Planning Committee scheduled for 8 September 2022.
2. That Councillor Howells provide an update on this application at the next meeting of the Committee.
3. That if the application is rejected the following questions be put to Herefordshire Council Planning Officers:
 1. Why was the extension not granted?
 2. Does this application mean that there is an extension of pitches?
 3. Does the application contravene Herefordshire Council Traveller's Strategy?

P622. APPEAL DECISION – PARKWAY HOUSE, LITTLE WOOLPITS, PARKWAY, HR8 2JG

RESOLVED:

The appeal decision – Parkway House, Little Woolpits, Parkway, HR8 2JG was received and noted.

P623. APPEAL DECISION – THE METHODIST CHURCH, 145 THE HOMEND, LEDBURY, HR8 1BS

Members expressed their disappointment that this application had been turned down. However, Councillor Bradford reminded Members that this Committee had objected to the application.

Discussions took place as to why this appeal had not encouraged with concerns being raised about the building being in a poor condition.

Councillor Bannister queried what happens to this building now. Councillor Morris suggested a meeting should be held with the head of planning at Herefordshire Council to receive justifications on their decision. Councillor Sims then queried what is Herefordshire Council's plan for all these unused buildings across the county. Councillor Howells confirmed that residents near the Methodist Church believed there would be too much from the building as a restaurant/wine bar.

Councillor Bradford asked what comment Ledbury Town Council had made in respect of this application. Councillor Bannister confirmed that the comments included; that it was in a residential area that the residents were not in favour of a wine bar/restaurant, there would be insufficient parking for a restaurant and there were issues with regards to noise.

RESOLVED:

That the Clerk be instructed to arrange a meeting with Herefordshire Council Planning Officers to discuss what type of planning application they would deem acceptable

P624. APPEAL 201718 – LAND SOUTH OF LEADON WAY & EAST DYMOCK ROAD LEDBURY, HEREFORDSHIRE, HR8 2JQ – DEELEY PROPERTIES LTD & COUNTRYWIDE FARMERS PLC

Members were advised that this item had been referred to the Planning Committee for a decision on who should represent Ledbury Town Council at the upcoming appeal and what their mandate would be.

Councillor Morris suggested that Councillor Bannister should attend the appeal process as he has done before. All councillors were in favour.

Councillor Bradford queried if the town council are supporting this appeal and if the nominated Councillor attending should be supporting it, stating that he was in support of the application.

Councillor Howells stated that supermarkets have a detrimental impact on the towns traffic and felt that the council should not change their mind on rejecting the appeal. He proposed that Councillor Bannister represent the Council by way of a statement at the appeal.

Councillor Bradford made the councillors aware that the residents of Ledbury were looking forward to having a Lidl or and Aldi in town because of the effects of the cost of living.

Councillor Shields asked whether there any advantages to this application be approved. Councillor Sims stated that it would not have a good impact on a thriving market town like Ledbury if current supermarkets were to go under due to the addition of a further supermarket. Councillor Howells agreed and advised that a retail impact report had been undertaken by Herefordshire Council in respect of this application which had identified that a further supermarket such as this would be detrimental to the independent shops in Ledbury and could do some damage to the town. He did indicate that it was likely that With the planned housing within Ledbury it would be conceivable that a further supermarket would be beneficial in the future.

Discussions took place around the proposed medical centre as part of this development. Councillor Howells advised that provision had been made within the NDP for possible sites or a medical centre in Ledbury.

Councillor Bradford requested a named vote.

RECOMMENDED:

- 1. That Councillor Bannister represent Ledbury Town Council at the appeal in respect of Planning Application 201718 Land South of**

Leadon Way & East Dymock Road, Ledbury, Herefordshire, HR8 2JQ – Deeley properties Ltd & Countrywide Farmers PLC.

**For: Councillors Bannister, Howells, Morris, Shields, and Sims
Against: Councillor Bradford.**

- 2. That Councillor Bannister be given a mandate to read a statement out at the appeal in support of the Councils original position in objecting to this application on the grounds of retail impact on the town centre.**

P625. PLANNING DECISIONS

RESOLVED:

That the planning decisions be received and noted.

P626. PROPOSED PLANNING SYSTEM REFORMS: LEVELLING UP AND REGENERATION BILL

RESOLVED:

The proposed planning system reforms: levelling up and regeneration bill be received and noted.

P627. SECTION 106 - LAND TO THE REAR OF THE FULL PITCHER, NEW STREET, LEDBURY

RESOLVED:

That the Section 106 information be received and noted.

P628. NON-CONFIRMATION OF DEFINITIVE MAP MODIFICATION ORDER

RESOLVED:

That the non-confirmation of definitive map modification order be received and noted.

P629. a. NEIGHBOURHOOD DEVELOPMENT PLAN WORKING PARTY (NDP)

i. NDP STEERING GROUP NOTES

RESOLVED: That the notes of the Steering Group meeting be received and noted.

- ii. **TO APPROVE THE FOLLOWING DOCUMENTS FOR SUBMISSION TO HEREFORDSHIRE COUNCIL AS DELEGATED BY FULL COUNCIL (MINUTE C549 REFERS) TO MOVE TO THE NEIGHBOURHOOD DEVELOPMENT PLAN TO THE REG 16 STAGE:**

- **Strategic Environment Assessment (SEA)**

RESOLVED:

That the Strategic Environment Assessment (SEA) to be approved and sent to Herefordshire Council for consideration at Reg 16 Stage

- **Habitats Regulation Assessment (HRA)**

RESOLVED:

That it be noted that the Habitats Regulation Assessment (HRA) was not required.

- **Basic Conditions' Statement**

RESOLVED:

That the Basic's Conditions' Statement be approved and sent to Herefordshire Council for consideration at Reg 16 Stage.

- **Consultation Statement**

RESOLVED:

That the Consultation Statement be approved and sent to Herefordshire Council for consideration at Reg 16 Stage.

Updated Reg 14 Schedule of Representations (Subject to Editing)

RESOLVED:

That the Updated Reg 14 Schedule of Representations be approved.

Updated Reg 14 Schedule of Alterations (Subject to Editing)

RESOLVED:

That the Updated Reg 14 Schedule of Alterations be approved.

Final Version of NDP Submission – with Highlights of Amendments of Reg 14 Consultation

Discussions took place that the town council website should be up to date to include all these necessary documents.

RESOLVED:

1. **That the Final Version of NDP Submission – With Highlights of Amendments of Reg 14 Consultation be approved.**
2. **To note in consultation with Sam Banks of Herefordshire council's NDP Team, and to ensure that the NDP website is fully updated with all the required documents, that the 6-week Reg. 16 consultation period is scheduled to commence during the first week in September**

b. TRAFFIC MANAGEMENT WORKING PARTY

To receive and note the Traffic Management Working Party minutes of meeting held on 25 July 2022

Discussions took place about recommendations for more accessibility in town and shops for people who use wheelchairs. Councillor Shields informed Councillors that she would send some suggestions for more drop kerbs.

RESOLVED:

1. **That the minutes of the Traffic Management Working Party meeting held on 25 July 2022 be approved and signed as a correct record.**
2. **That Councillors provide the Clerk with suggestions in relation to drop kerbs in and around the town centre.**

P630. NEW STREET FOOTBALL GROUND – NOTIFICATION OF CHANGE OF CONTACTS

RESOLVED:

That the New Street Football Ground – notification of change of contacts be received and noted.

P631. LEDBURY FOOD STRATEGY – REQUEST FROM COUNCILLOR SHIELDS

Discussions took place regarding concerns about the security of Ledbury food supplies and as to whether Ledbury should sign up to Hereford Food Charter Group. It was suggested that residents of Ledbury should be encouraged to buy local to strengthen the local food supply. Discussions also took place about the lack of allotments and how the Council could work with Ledbury Food Group.

Councillor Sims queried how this should be progressed to encourage residents of Ledbury to source their food locally. Councillor Shields suggested an event should be held to raise awareness.

Councillor Bradford queried if signing this Charter will place any financial ties on the Council. A debate then took place as to whether the Food Group was a business and how involved the Town Council could get. Councillor Sims clarified as far as he was aware the Food Group is not a business itself and by signing the Charter the Council were making a declaration that they are interested in promoting and supporting locally grown produce. He suggested that if a stall is to be set up it should be to purely on provide information on how to shop locally.

Councillor Bradford suggested that the Food Group be encouraged to attend the Charter Market to help encourage the sale of local produce within the Town.

Councillor Morris proposed that Ledbury Town Council sign up to the Hereford food charter.

RECOMENDATION:

- 1. That a recommendation be referred to Council that Ledbury Town Council sign up to the Food Charter and work with Ledbury Food Group to create an event to promote local produce.**
- 2. That the Markets Working Party to invite the Food Group members to have a stall at the Charter Markets to promote buying locally sourced products.**

P632. MARKET TOWNS MAINTENANCE FUND

RESOLVED:

That the amendments to the market towns maintenance fund, as proposed by Herefordshire Council be accepted.

P633. DATE OF NEXT MEETING

Councillor Shields gave her apologies as she unable to attend the next Planning Committee meeting.

RESOLVED:

That the date of the next meeting of the Planning Committee is scheduled for 8 September 2022 at 7.00pm.

The meeting ended at 8.55pm

Signed Dated
(Chair)