



# LEDBURY TOWN COUNCIL

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7 February 2024

**TO: Councillors Bradford, Furlonger, Harvey, Howells, Hughes, l'Anson, McAll, and Morris (Chair)**

Please find attached the To Follow items in respect of the Planning, Economy & Tourism meeting to be held in the **Council Offices, Church Lane, Ledbury**, on **Thursday, 8 February 2024 at 7.00 pm** for the purposes of transacting the business set out below.

Yours faithfully

  
Angie Price  
Clerk

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## A G E N D A

### TOURISM

7. **Notes of a meeting of the Tourism Task & Finish Group held on 31 January 2023**  
(Pages 601-604)

### PLANNING

13. **Update of Major Planning Applications Working Party in respect of Planning Application No. 233023**  
(Pages 605-610)

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## **LEDBURY TOWN COUNCIL**

### **MINUTES OF A MEETNIG OF THE TOURISM and TOURIST INFORMATION CENTRE TASK & FINISH GROUP MEETING HELD ON 31 JANUARY 2024**

**PRESENT:** Councillors: Morris, l'Anson, Hughes, and Furlonger  
Non-Councillors – Penelope Shaw (Chair), Nigel Higgs, Christine  
Tustin and Al Braithwaite

**ALSO PRESENT:** Olivia Trueman, Community Development Officer (CDO).

#### **1. APOLOGIES FOR ABSENCE**

Apologies from: Peter McCann

#### **2. NOTES OF MEETING HELD 13 DECEMBER 2023.**

Amendments to the minutes of 13 December as follows:

- a) Remove the reference to Piers Plowman (point IV) as the first known poet in Ledbury. Retain reference to William Langham.
- b) Nigel Higgs is the representative of Ledbury Market Theatre and there was no plan to invite a further representative (point XXV)
- c) To note some actions had not been taken forward.

With the above amendments the minutes were agreed.

The chair identified that at the Planning, Economic and Tourism (PET) meeting held on 11 January 2024 there were a number of items referred back to this Task & Finish Group for consideration or action. Each of these items were discussed and outcomes as set out below.

#### **RESOLVED:**

**That the notes of Tourism Task and Finish Group held on 13 December be noted.**

#### **PET MEETING 11 JANUARY 2024:**

P138. TO REVIEW THE ACTION SHEET (Page 483 of 568)

#### **RESOLVED:**

That the following items from within the action sheet be noted:

- 1. Minute No. P46 – Commissioning of a Business Plan for the TIC that this item should be considered as part of the Tourism Strategy via the Tourism Task & Finish Group, and therefore be removed from the action sheet.

## **RECOMMENDATION:**

**The Task & Finish Group does not consider that it is the remit of the Group to produce a Business Plan for a TIC. The Group will continue to develop a tourism strategy for the town as commissioned to do.**

## **P142. UPDATE ON TOURISM STRATEGY (Page 484 of 568)**

Members were provided with an update on the meeting of the Tourism Task & Finish meeting that had been held on 13 December 2023.

Councillor Hughes advised that there had been some discussion at the meeting on 13 December 2023 around the USP for the Strategy. It had been recognised that there are several SP's that are not necessarily unique but that are relevant to the strategy. He advised that these included Heritage, Merchants & Markets and the Poetry Town.

Councillor Hughes noted that the Task and Finish Group had agreed that Members with specific interests in these areas would bring information to the next meeting of the Task and Finish Group for further discussions and consideration in respect of the strategy content. He also noted that the Task & Finish Group had recognised that the Town Council should remain the lead on this.

At the previous meeting of PET, Councillor McAll asked whether the Market Strategy and Tourism Strategy should be looked at in tandem. It was felt that this was a good point to consider and an offer was made to Councillor McAll to join the Task and Finish Group to help contribute to the formation of the Tourism Strategy.

## **RESOLVED:**

**The Task & Finish Group would welcome the alignment with the Market Strategy and Councillor McAll joining the Task & Finish Group.**

PLANNING, ECONOMY & TOURISM COMMITTEE (Page 500 of 568)

11 JANUARY 2024 AGENDA ITEM: 8 HERITAGE BROCHURE FOR LEDBURY  
Recommendation

That the Tourism Task Finish Group be asked to include the preparation of a multi-visitor information brochure being prepared as part of the Tourism Strategy and that they create a Steering Group to start to create the document.

## **RECOMMENDATION:**

- 1. That It is not the responsibility of this Task & Finish Group to develop a multi-visitor information brochure (A4 folded).**
- 2. It was agreed that Heidi Chamberlain Jones from Eat Sleep and Live Herefordshire be invited to the next meeting to discuss how she could help develop the Tourism Strategy.**

### **3. Draft Tourism Strategy V4**

The revised strategy was circulated with the agenda.

- a) It was noted that this was a very positive draft and the Chair was thanked for the revisions and detail within.
- b) It was noted that there was opportunity to link measurable targets in the strategy to parts of the Corporate Plan.
- c) It was noted that the Heritage & Culture (pg 9) needed to include museums.
- d) It was noted that there was no mention of the Poetry Trail, which is still to be developed. However, as a strategy there needs to be a way to reference it as a feature of the town in the longer term.
- e) Cllr Hughes suggested that a core focus for Ledbury could be a “tourism hub” for a range of places in the surrounding area – making Ledbury a destination location. For example: Ledbury is 20min/1hr drive of county towns of Gloucester, Hereford and Worcester.
- f) Further work on the SWOT analysis would be required. The wording about the current financial pressures on families may need to be reviewed.
- g) The amazing events throughout the year that happen in Ledbury need to be included.

#### **RESOLVED:**

- 1. Cllr Hughes provide information and words about the concept of the “Ledbury Hub” by email to Penelope Shaw.**
- 2. All comments and feedback on V4, including outstanding statistics, to be provided by email to Penelope Shaw by 14<sup>th</sup> February 2024 in order that these can be incorporated into the next draft in readiness the next meeting.**

**Date of Next Meeting: All meetings will be last Wednesday in the month.**

**Next meeting – 28<sup>th</sup> February at a revised time of 6pm.**

**Thereafter: 27<sup>th</sup> March; 24<sup>th</sup> April; 29<sup>th</sup> May 2024.**



## **NOTES OF A MEETING OF THE MAJOR PLANNING WORKING PARTY HELD ON 5 FEBRUARY 2024 – PLANNING APPLICATION 233023 LAND SOUTH OF LEADON WAY**

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**PRESENT:** Councillors Howells, Hughes, l'Anson, and Morris (Chair)

**ALSO PRESENT:** Angela Price – Town Clerk

Members were provided with a copy of information prepared by Councillor Simmons, which had been included as part of her recent Ward Councillor Report.

Councillor Howells noted that the report was very helpful and provided a lot of thoughts to be considered.

The Clerk advised that comments were required by 2 February, but that she had secured an extension until 9 February, which was after the Planning meeting on 8 February. She advised that the Major Planning Working Party had been designed to provide Councillors the opportunity to discuss larger planning applications in more detail than time allowed for in Planning meetings, with recommendations being referred back to the Planning Committee for consideration and approval.

Councillor Hughes suggested that the Working Party could either endorse the comments within Councillor Simmons' report, or that they could consider each paragraph within the report and make further recommendations to the Planning Committee on how to respond in respect of this application. It was noted that whilst Councillor Simmons had provided considerable evidence in respect of issues, there were a limited number of recommendations.

Councillor Howells suggested that they should consider the report and provide support to the comments within with further recommendations.

The Clerk advised that it may be possible to get a further extension in respect of the Councils response to Planning Officers at Herefordshire Council.

The following points were discussed and agreed as recommendations for a response from Ledbury Town Council in respect of planning application No. 233023.

### **Bund Works**

- Why were works commenced to reinstate the bund prior to this application being approved?
- Concerns about the shape and height of the bund being the wrong way around.
- What reassurance is given that CEMP controls will be in place to safeguard the ecology of the area?
- When the Planning Enforcement Officers, Ecologists and Tree Officer attended the site at the request of the Ward Councillor what were their findings

## **Cycle/Footpath**

- Concerns were raised in respect of the position of the walkway/cycleway and that no plans had been submitted in respect of this. It was agreed that a recommendation should be made that no further works be undertaken on this until LTC have had the opportunity to see full plans on work as to where this is going, and all conditions relating to it.

## **Current Site Condition (22.01.2024)**

- That clarification be provided in respect of the error made in respect of the Bund being built the wrong way around.
- Concerns were raised in respect of the temporary ramps that have been used to mitigate the problem with the three-arm access roundabout for the site, having been formed on Leadon Way being higher than originally anticipated. It was noted that the ramps are severe and have the potential to damage vehicles.

## **Review of Planning Application Documents**

### **1. Condition 4 – Travel Plan**

- No provision has been made for buses
- This is not new, LTC have had discussions with other developers (Bloor) about including bus access to developments, who have agreed to revisit this and include provision for buses, where is this coming from Vistry?
- There is a large number of social housing on this site and many of these residents do not have access to a car and therefore rely on bus services.
- There is a large number of families with young children who do not have access to a vehicle and are expected to cross busy roads to get into town and to school.
- Ledbury Town Council again reminds planners of its significant concern over yet another housing development potentially being allowed to ignore the requirements to consider the provision of adequate public transport infrastructure in development applications.
- Both the NDP and Local Plan make it clear that developers must show in their applications how they intend to meet the transport provision requirements of Objective TR1 and Policy TR1.2 of the NDP (which supports and complements Herefordshire Council's Local Plan and Local Transport Plan policies) which specifies the need to consider how they will incorporate public transport (ie. bus network) facilities in the development.
- LTC wish to secure assurance that Vistry will be required to ensure this obligation is met before the new planning application changes are approved.



2. Condition 4.8 – Biodiversity Survey

- Very concerned that there is no clear evidence of how biodiversity is going to be retained or enhanced, particularly in relation to the Brook and the Pond and the installation of bat boxes and reinstatements of hedgerows. This should be included in the CEMP

3. Condition 10 – Landscape Management Plan

- Appalled that the LMP documents are not out of date. CEMP is relevant here again in relation to the footpath.
- Seek confirmation that Vistry have acquired the land as stated in bullet point 4.
- Seek clarification on how this meadow is going to be managed, and what their future plans are for it.
- On conditions 4.8 and 10 and biodiversity/landscape policies in general, LTC make the following comments:
- Ledbury Town Council has serious concerns over the new proposals to change the location of the footpath link between the development and the town to now be lower down the bypass and into Shepherds Close across the currently pristine, and relatively undisturbed to date, important green space buffer to the north of the bypass, and especially given the news that Vistry has now not only acquired this land, but has already commenced development work in the area before any planning permission whatsoever has been granted and without any assurances on how the NDP and Local Plan policies on biodiversity and green infrastructure are being observed and complied with.
- LTC requests that all work on and in the green space buffer to the north of the bypass and any other work that could affect it, is ceased immediately until the planning requirements to meet, in particular, NDP policies 1.1, 2.1 and 2.2, and Local Plan policies LD1, 2 and 3 have been adequately addressed in the application including opportunity for LTC to then comment on the proposals.
- LTC is concerned about how the ownership of the protected and important green space land by Vistry will now be managed, preserved and enhanced both during development and for the future; to know more about the extent of the land ownership of the buffer area (all or only a part?), and especially how their planning application will demonstrate the preservation and appropriate biodiversity enhancement, including the opportunity LTC considers exist for biodiversity enhancement to be substantial, in line with policy recommendations, will be ensured for the foreseeable future.
- In order to offer informed comment and for the application to eventually be approved, LTC would expect to see a comprehensive CEMP (Construction Environmental Management Plan), a LEMP (Landscape and Ecological Management Plan), an LVIA (Landscape and Visual Impact Assessment) and how the application is in accordance with the principles of the Environment Act 2021 (in that the development should secure an overall net gain for biodiversity) with an Ecology Report on which to base its proposals. A Biodiversity Net Gain (BNG) assessment

should be produced in support of the application in line with the government's 'Statutory biodiversity metric tools and guides' publication. These are not exclusive and may be added to as requirements by the council's environmental specialist officers.

4. Arboricultural Addendum Statement (Dec 23)

- Confirmation that re-profiling of the bund will be undertaken.
- That it be included as a condition that semi mature specimen trees (minimum girth of no less than 10 cm) be planted on north side and top of bund to provide additional height for screening of the roundabout and vehicles.

5. Tree Protection Plan

- Absolute reinstatement of trees that were removed to wholly or partially as part of the pre-commencement works in the meadow and to be inspected by the Tree Officer on completion.

6. Condition 15 – Proposed Roundabout General Arrangement plans

- Plans in respect of the 4<sup>th</sup> arm off the roundabout into the reinstated bund, need to be updated.

7. Condition 15 – Proposed Surfacing Plans

- Would expect any planning application to comprehensively explain how drainage and surface water management would be affected.

**Issues not referenced in the supporting documents and planning drawings**

- How will grazing be managed on the walkway/cycle path.
- If no cattle are to be in this area in the future what is going to be done, as per the comments above, to ensure biodiversity development and significant enhancement?

**Lighting**

- What are their plans for lighting the footways through the meadow, in particular to ensure this does not affect biodiversity and ecology?
- How will light nuisance to residents be managed? (plans to ensure minimum light pollution).

**RECOMMENDATION**

That the following points be recommended to the Planning, Economy & Tourism committee for recommendation to Full Council.

1. LTC request that no further works be done until a planning application has been submitted for the changes and LTC have had the opportunity to comment on

this. Why have Vistry been allowed to start works before planning applications and approvals are in place?

2. That no further works be undertaken on this until LTC have had the opportunity to see full plans on work as to where this is going, and all conditions relating to it as per the council's comments.
3. That clarification be sought on what is being done to help traffic movement on the bypass.
4. That clarification be sought on what has been done to rectify the error in relation to the gradient profile of the bund.
5. What reassurance is given that CEMP controls will be in place to safeguard the ecology of the area?
6. When the Planning Enforcement Officers, Ecologists and Tree Officer attended the site at the request of the Ward Councillor what were their findings
7. That residents' views on the bund and ecology of the site be taken into consideration, which appears not to have been the case to date.
8. What considerations have been given to bus access to the Vistry site, noting that other developers such as Bloor have listened to LTC and made provision?
9. Seek confirmation that Vistry have acquired the land as stated in bullet point 4.
10. Seek clarification on how this meadow is going to be managed, and what their future plans are for it in line with NDP policies 1.1, 2.1 and 2.2, and Local Plan policies LD1, 2 and 3.
11. That it be included as a condition that semi mature specimen trees (minimum girth of no less than 10 cm) be planted on north side and top of bund to provide additional height for screening of the roundabout and vehicles.
12. Absolute reinstatement of trees that were removed to wholly or partially as part of the pre-commencement works in the meadow and inspected by the Tree Officer on completion.
13. Plans in respect of the 4<sup>th</sup> arm off the roundabout into the reinstated bund, need to be updated.
14. Would expect any planning application to comprehensively explain how drainage and surface water management would be affected.
15. How will grazing be managed on the walkway/cycle path.
16. If no cattle are to be in this area in the future what is going to be done to ensure biodiversity development and significant enhancement?

17. What are their plans for lighting the footways through the meadow, in particular to ensure this does not affect biodiversity and ecology?
18. How will light nuisance to residents be managed? (plans to be submitted to ensure minimum light pollution).