



LEDBURY TOWN COUNCIL

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13 November 2020

TO: Councillors Banister, Harvey, Howells and Knight

Dear Member

You are invited to attend a meeting of the **Larger Planning Applications and Consultations on Wednesday, 18 November at 4.00 pm** for the purpose of transacting the business set out below via Zoom at the following link:

Yours faithfully

Angela Price
Clerk

AGENDA

1. **Apologies for absence**
2. **Declarations of Interests**

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 least 72 hours prior to the meeting)

3. **Notes of a meeting of the Major Planning Applications and Consultations Working Party held 24 September 2020** (Pages 1-3)
4. **Terms of Reference** (Pages 4-5)
5. **Request from Bovis in respect of footpath access across Ledbury Town Council land** (Pages 6)
https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=192482&search-term=192482

6. **Application No. 203535 – Full application for the approval of the 2nd phase for the erection of 46 dwellings at Land to the south of Leadon Way (Barretts)**
https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=203535&search-term=203535
7. **Application to develop a Lidl Supermarket, Nursery and possible surgery – Leadon Vale development (Deeley Group)**
8. **Update on Viaduct Inquiry**

Distribution: All councillors

LEDBURY TOWN COUNCIL

Notes of a meeting of the Major Planning Applications and Consultations Working Party held on 24 September 2020

1. Apologies for absence

None received

2. Declarations of Interest

None received

3. Terms of Reference

RESOLVED:

That the Terms of Reference be approved subject to the following amendment:

“4(v). To ensure Members receive appropriate training on all planning associated matters”

4. To consider current larger planning applications

Members of the Working Party considered the number of current and potential housing applications

1. Viaduct Inquiry
2. Deeley proposal – Leadon Vale
3. Bovis
4. Barratts
5. Old Cricket Club
6. Potential Football Club Site

1. Viaduct Inquiry

It was noted that the Viaduct Inquiry had re-started and was to close on 25 September 2020. It was noted that it may be some time before a decision was received from the Secretary of State.

Councillor Bannister suggested that the Council should produce a report on why the Council had decided to take up the Rule 6 Status and how they had managed the inquiry process to substantiate the council's actions.

2. Deeley Proposal – Leadon Way

Councillor Bannister advised that a request had been received from Deeley Group for a further meeting with Councillors to discuss the proposed Leadon Vale Development.

Councillor Howells asked whether the Working Party could hold the meetings on behalf of the Council as per the terms of reference. The Clerk advised that as the Working Party only currently consisted of two Councillors this would not be a democratic way forward and that the meeting should be open to all councillors.

3. Bovis & Barratts

It was noted that this was unplanned development which had now been approved by Herefordshire Council. It was also noted that Ledbury Town Council had objected to this development and consideration was given as to where the Council could go from here.

Councillor Howells suggested that the Council invite Bovis and Barratts in for a discussion on their future plans for development in Ledbury.

RECOMMENDATION:

1. That the Economic Development & Planning Committee agree to meet with Deeley Group for further discussions in respect of the Leadon Vale proposals on either 13 or 14 October 2020.
2. To ensure that the Working Parties meet with quorum as per the Councils Standing Orders it should be agreed that there should be at least three councillors on each Working Party.
3. That the Economic Development & Planning Committee give consideration to inviting Bovis and Barratts to a meeting to discuss their future plans for development in Ledbury.
4. That the Council consider producing a report on why the Council had decided to take up the Rule 6 Status and how they had managed the inquiry process and that a draft of this be prepared for consideration at the Economic Development & Planning Committee on 12 November 2020 and that it should be no more than 10 pages.

RESOLVED:

1. That an update on the Viaduct Inquiry be provided to office staff for inclusion in the Newsletter which was due to be published the following week.

5. To consider consultation on Planning for the Future (White Paper)

RECOMMENDATION:

That the Members of the Economic Development & Planning Committee be given the opportunity to have input into the consultation response, and provide delegated powers to the Working Party Members in consultation with the Clerk to provide a final response to the consultation, the outcome of which will then be provided to the Economic Development & Planning Committee at its meeting in November.

6. Date of Next Meeting

RESOLVED that the next meeting of the Working Party will be held on 4 November 2020 at 5.00 pm.

The meeting ended at 7.00 pm.

Signed..... Date

LEDBURY TOWN COUNCIL

MAJOR PLANNING APPLICATIONS WORKING PARTY

TERMS OF REFERENCE

The purpose of the Working Party is responds to issues related to traffic and travel management by way of recommendations to the Economic Development & Planning Committee.

1. **Membership**

Members of the Working Party will be appointed every year at the Annual Town Council meeting and will consist of both Town Councillors and members of relevant local groups/organisations.

The Membership will be made up of Councillors, stakeholders, and representatives of local community groups.

2. **Chairman**

A Chairman will be appointed for the working party every year at the first meeting of the Working Party.

The Clerk will ensure minutes are taken from the meeting ensuring the capture of any actions proposed. This report will be submitted to the next meeting of the Economic Development & Planning Committee for consideration.

3. **Quorum**

To enable the Working Party to meet its quorate requirements there **MUST** be three members of the Working Party present, regardless of whether they are councillors or non-councillor members of the Working Party. However, there **MUST** be at least one Councillor present for the meeting to proceed.

4. **Powers**

Working Parties cannot make decisions on behalf of the Town Council, and any recommendations made by this group will be subject to approval by the Economic Development Committee, Finance Committee and/or Council. This group has no budgetary powers.

The Council's Standing Orders apply to all meetings of the Working Party.

5. **Responsibilities and Areas of Operation**

- i. To develop and maintain the Ledbury Town Council Development Response template
- ii. To make recommendations to the Economic Development and Planning Committee in respect of response to major development applications

- iii. To review and make recommendations on any other planning issues that the Economic Development and Planning Committee deem appropriate
- iv. To consider all related consultations from Central Government, Hereford Council, and other stakeholder groups
- v. To ensure training is provided to members on all planning associated issues

