

LEDBURY TOWN COUNCIL

**MINUTES OF A MEETING OF THE
ECONOMIC DEVELOPMENT AND PLANNING COMMITTEE
HELD ON THURSDAY 8th FEBRUARY, 2018
IN THE TOWN COUNCIL OFFICES, LEDBURY**

PRESENT: Councillors: A Crowe (Chairman)
R Barnes A Bradford
M Eager K Francis
J Hopkins A Manns
N Morris J Roberts
A Warmington H Wilce

IN ATTENDANCE: Mrs K Mitchell - Clerk to the Council
3 Representatives of Bovis Homes
14 Members of the public

P.15 - 02.18 APOLOGIES

Apologies were received from M Eakin, E Fieldhouse and J Simpson.

P.16 - 02.18 INTERESTS

None declared at this point in the meeting.

P.17 - 02.18 INFORMATION PRESENTATION

Bovis Homes representatives, Lucy Atkins - Strategic Planning Manager, Rosie Cotterill - Lead Planning Consultant and Richard Crux - Chartered Landscape Architect and Master Planner presented key facts/information and a short 3D animation video about development proposals for 185 homes at land south of Leadon Way, Ledbury. They advised that the scheme had been significantly reduced from 300 to 185 homes following a public consultation in June 2017 and pre-application consultation with Herefordshire Council. Following the presentation, Councillors and members of the public were given an opportunity to ask questions. The main issues raised were: affordable housing provision; impact of additional traffic on Parkway; concerns about pedestrian access/cycleway route and Toucan crossing; narrowing of a section of the carriageway on The Southend; impact on infrastructure.

In view of the limited time available for public participation, Bovis representatives agreed to make a further presentation prior to the closing date for comments (20 February 2018), to provide further information, respond to the issues raised and answer questions from the public. Date and venue to be determined.

P.18 - 02.18 PUBLIC PARTICIPATION

1. Three local residents spoke of their objections to Planning Application [174745](#). The Chairman urged members of the public to lodge their objections to the application through the Herefordshire Council website.
2. A member of the public asked about the status of the Neighbourhood Development Plan. The Chairman and Cllr Barnes gave an update on progress, advising that the Plan had been submitted for an independent free health check examination prior to the next formal stage i.e. Regulation 16.
3. A local business owner sought the Committee's support for a road closure in New Street (top cross section) for a Fantasy style festival in honour of visiting artist Anne Stokes on 19th May, 2018.

P.19 - 02.18 MINUTES

The Minutes of the Economic Development and Planning Committee meeting held on 4 January 2018 were confirmed as a correct record, copies having been previously circulated.

P.20 - 02.18 PLANNING APPLICATIONS

Members commented on the following Planning Applications prior to determination by Herefordshire Council:-

1.	174018	<p>Re-consultation: Proposed fitting of external lights surface mounted on to the building to better illuminate the northeast access door at The Master's House, St Katherine's Bye Street, Ledbury HR8 1EA</p> <p style="text-align: right;">Planning Permission (Amended)</p> <p>RESOLVED: To support the application</p>
2.	174642	<p>Proposed dwelling at 8A High Street, Ledbury</p> <p style="text-align: right;">Planning Permission</p> <p>RESOLVED: To support the application</p>
3.	174745	<p>Outline planning permission with all matters reserved (save access) for the erection of up to 185 residential dwellings (use class C3) with associated parking, access roads, public open space, landscaping, sustainable urban drainage and associated works at Land South of Leadon Way, Ledbury</p> <p style="text-align: right;">Outline Planning Permission</p> <p>RESOLVED: Not to support the application at this moment in time; for the following reasons:</p> <ol style="list-style-type: none"> 1. Opportune development - No justification at this time. 2. Access concerns were raised over road safety; Toucan crossing on major trunk road; Introduction of 'another' roundabout negating the effectiveness of the by-pass; diverting through traffic into the town; No secondary access for emergency purposes; Concerns over proposed pedestrian/cycleway; Safety of users; multiple crossing of roads; use of 'Third Party' land. 3. Traffic calming measures inappropriate for major trunk route (A449) and primary HGV Route.

		<p>4. Ill thought out connectivity measures, upgrade of existing PROW would be a better solution.</p> <p>5. Concern over detrimental visual impact on Malvern Hills ANOB and natural landscape due to elevated position. NPPF policies 115/116 affords the “Highest Status of Protection” should be applied to areas of ANOB and their fringes.</p> <p>6. Loss of amenity for residents of Jubilee Close, Deer Park, directly opposite proposed development.</p> <p>7. Further concerns were raised over local infrastructure capacity to cope with increase in population i.e. schools, doctors’ surgeries, dentists, local roads and car parking and sports pitches. Concerns have also been raised by Wye Valley NHS Trust; NHS Clinical Commissioning Group; Severn Trent - drainage and sewerage; Welsh Water - provision of acceptable level of mains water.</p> <p>8. The validity of the information contained in the traffic assessment was questioned in relation to the number of cars per household. Also, the suggested level of traffic using the A417 through Parkway was considered a substantial underestimation. A request was made for a more thorough assessment to be made.</p> <p>9. Concern was raised over possible noise pollution generated by traffic passing over the proposed ‘table’ at the junction of the A449 and Biddulph Way.</p>
4.	180098	<p>Proposed reconfiguration of existing annex to remove UPVC windows, carport, first floor roof overhang and first floor veranda. New windows and cladding to existing annex. Proposed extension to replace small sun room and extension to replace existing conservatory at The Malt House, The Homend, Ledbury HR8 1AR</p> <p style="text-align: right;">Full Householder</p> <p>RESOLVED: To support the application</p>
5.	180099	<p>Proposed reconfiguration of existing annex to remove UPVC windows, carport, first floor roof overhang and first floor veranda. New windows and cladding to existing annex. Proposed extension to replace small sun room and extension to replace existing conservatory at The Malt House, The Homend, Ledbury HR8 1AR</p> <p style="text-align: right;">Listed Building Consent</p> <p>RESOLVED: To support the application</p>
6.	180142	<p>Proposed single storey extension to rear of existing dwelling at 1 Farjeon Close, Ledbury HR8 2FU</p> <p style="text-align: right;">Full Householder</p> <p>RESOLVED: To support the application</p>

7.	174808	Proposed conversion of existing residential dwelling to create 2 x 1 bed dwellings at 5A Worcester Road, Ledbury Planning Permission
		RESOLVED: To support the application
8.	174809	Proposed conversion of existing residential dwelling to create 2 x 1 bed dwellings at 5A Worcester Road, Ledbury Listed Building Consent
		RESOLVED: To support the application

At this point in the meeting the Chairman was asked to bring forward agenda item 11. Correspondence, relating to an item raised during the public participation session in order to allow the member of the public to hear any discussion prior to leaving the meeting.

P.21 - 02.18 CORRESPONDENCE

Referring to P.18-02.18,3 Public Participation, the Clerk explained that unfortunately as a result of absence due to ill health, the item had not been included as a separate item on the agenda. The Clerk then gave details of the request for a road closure in New Street on 19th May. Following discussion, Members were in general support of the road closure for this particular occasion, but felt that there should be sufficient signage warning motorists of the closure at the bottom of New Street.

Cllrs J Roberts and A Warmington left the meeting at 9.17pm.

P.22 - 02.18 PLANNING APPLICATION DECISIONS

Members were circulated with an updated summary of determinations made by Herefordshire Council on planning applications previously considered by Ledbury Town Council.

RESOLVED: That the summary be noted.

P.23 - 02.18 TRAFFIC MANAGEMENT

Members received an update on planned signage and lining for The Southend, Mable's Furlong and Worcester Road (Refer P.111-09.17). In light of a lack of financial assistance from Herefordshire Council, members agreed that the approved works should be progressed with Balfour Beatty.

P.24 - 02.18 CONSULTATIONS

Great Western Rail Franchise Public Consultation.

<https://www.gov.uk/government/consultations/great-western-rail-franchise>

Cllr K Francis advised that a well attended public meeting had been held on 23rd January 2018 to consider proposals for improving train services on the great western rail network from April 2020. Responses to the consultation questions had been collated into a document and circulated to members for consideration.

Cllr Francis advised that a small number of minor amendments had since been received from a local resident.

Following discussion, it was

RESOLVED: That the responses as presented (including subsequent minor amendments), be approved for submission to the consultation.

Cllr Francis and local resident Mr P Goode were thanked for their hard work in organising the meeting and for preparation of the responses.

P.25 - 02.18 LEDBURY TOWN PLAN

Members considered a Report from the Town Plan Working Group meeting held on 16 January 2018, copies having been circulated. Cllr Francis advised that the meeting had been very productive and drew members' attention to the proposed formulation of a Ledbury Health Group and a meeting with Healthwatch to be held on 5th March, 2018 (item 2 refers).

RESOLVED: That the Town Council be recommended to approve and adopt the Report.

P.21 - 02.18 CORRESPONDENCE (Continued)

To note the following correspondence received.

- Malvern Hills AONB Partnership would be happy to hear from people who might want to work with the organisation on any projects or initiatives which promote sustainable development and improve the AONB for locals and visitors alike.
- Copy of correspondence from a local resident to Herefordshire Council Planning Officer objecting to Planning Applications P174495/O and P174745/O.
- Email from a local resident regarding the speeding traffic between John Masefield High School and the Gloucester Road roundabout. The resident had been informed that the matter will be referred to the Traffic Management Working Party and had been reported to the Police.
- Notification from Colwall Parish Council that it is currently undertaking a Regulation 14 consultation on the Draft Neighbourhood Plan. Consultation period 1st February to 15th March, 2018.

P.26 - 02.18 DATE OF NEXT MEETING AND ITEMS FOR FUTURE AGENDAS

The next scheduled meeting of the Economic Development & Planning Committee will be held on Thursday, 8th March 2018.

The meeting closed at 9.30pm

CHAIRMAN

DATE