

LEDBURY TOWN COUNCIL

MINUTES OF A MEETING OF THE ECONOMIC DEVELOPMENT AND PLANNING COMMITTEE HELD ON THURSDAY 22nd JUNE 2017 IN THE MARKET HOUSE, LEDBURY

PRESENT: Councillors: A Crowe (Chairman)
A Bradford M Eager
M Eakin E Fieldhouse
K Francis A Manns
N Morris J Roberts
J Simpson A Warmington (part)

IN ATTENDANCE: Mrs K Mitchell - Clerk to the Council
Mrs B Stump - Clerical Officer
4 Members of the Public (part)

P.71 - 06.17 APOLOGIES

Apologies were received from Cllrs R Barnes, N Roberts.
Cllr Warmington had advised the Clerk that he may arrive late.

P.72 - 06.17 INTERESTS

Cllr A Crowe declared a non pecuniary interest at P.75-06.17: 4 Planning application No. 171166, as she knows the owner of the property next door.

Cllr A Manns declared a non pecuniary interest at item P.75-06.17: 4, Planning application No. 171166 as he knows the owner of the property next door.

Cllr Francis declared a non pecuniary interest at item P.75-06.17: 2, Planning application No 171788, as he knows the owner of the property next door.

P.73 - 06.17 PUBLIC PARTICIPATION

No member of the public wished to speak at this point of the meeting.

P.74 - 06.17 MINUTES

The Minutes of the Economic Development & Planning committee meeting held on 25th May were confirmed as a correct record.

P.75 - 06.17 PLANNING APPLICATIONS

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

1.	<u>171671</u>	Proposed conversion of storage room to office associated with The Feathers Hotel, High Street, Ledbury. LISTED BUILDING CONSENT RESOLVED: To support the application.
2.	<u>171788</u>	Proposed construction of 3 houses and associated private driveway at land to the rear of 27 Albert Road, Ledbury. PLANNING PERMISSION RESOLVED: Not to support the application. 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).
3.	<u>171897</u>	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 RESOLVED: To support the application. However, Members did not support the incorporation of the black line "Library, Culture, Community". They felt it was unnecessary and detracts from the Listed building.
4.	<u>171166</u>	Two storey and single storey extension to dwelling at Springfield, Oatleys Road, Ledbury HR8 2BW. FULL HOUSEHOLDER RESOLVED: To support the application. However, Members wish to make this conditional that the double storey extension does not exceed 4 metres in length, and the single storey extension does not exceed 3 metres in height. This is not presently shown in the Plans.
5.	<u>171970</u>	Proposed internal alterations to create new ground floor cloakroom and dining room access at 9 Ledbury Park, Ledbury HR8 1LF. LISTED BUILDING CONSENT RESOLVED: To support the application.

6.	<u>171947</u>	Proposed construction of single storey rear lean-to extension at Coach House, Hazle Farm, Ledbury HR8 2HT.
		LISTED BUILDING CONSENT
RESOLVED: To support the application.		
7.	<u>171866</u>	Conservatory extension to rear elevation at 5 Larkrise, Knapp Lane, Ledbury HR8 1AN.
		FULL HOUSEHOLDER
RESOLVED: To support the application.		

P.76 - 06.17 WORKS TO TREES IN A CONSERVATION AREA

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

<u>172114</u>	Proposal to fell a Yew tree at 15a The Southend, Ledbury HR8 2EY.
	WORKS TO TREES IN A CONSERVATION AREA
RESOLVED: That the application not be supported. There is no sight of an arboriculturalist's report on the website.	

P.77 – 06.17 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. It was noted that some decisions are still outstanding after considerable time, in particular application no. 170526 in respect of the ambulance station on Bye Street.

RESOLVED: That the summary be noted.

P.78 - 06.17 TRAFFIC MANAGEMENT

Members were to consider the meeting notes submitted by Mr Ray Wallace, Senior Engineer – Network Regulation at Balfour Beatty Living Places, following a site meeting in Ledbury held on 9th May 2017. However as Mr Wallace was unable to submit quotes in time it was decided to defer this item to the next meeting so that Members have the costs to hand when considering the matters raised.

RESOLVED: To defer consideration of the report of the site meeting held on 9th May 2017 and discuss the issues at the next meeting of the Committee.

P.79 - 06.17 PUBLIC RIGHTS OF WAY

1. Cllr Bradford reported to Members that the public footpath at Pound Meadow had been opened (P.68-05.17 refers) and that he had discussed with the school the possibility of an automatic release system with CCTV. Members thought that facilitating student access through the gate in the mornings and afternoons would have to be managed by the school. Members suggested the school's own prefects could be allocated the task. Residents will be notified by the school that access had been reinstated via the footpath. Cllr Bradford said he would report to Herefordshire council that rubbish and bins are presently on the footpath and require clearing.
2. The Clerk informed Members that notification had been received of Confirmation of Public Path Diversion Order LR5 (part) and that the Order had now been made. This had been discussed at a previous meeting when Members considered a proposal to divert part of footpath LR5 to avoid obstructions caused by trees which have preservation orders on them (P.35 – 07.15 refers.)

P.80 – 06.17 CHARTER MARKET

Members considered a request from Ledbury Country Market to operate a plant stall under the Market House on a regular basis on Fridays between 7.30am and 2.00pm. It was suggested that as Ledbury Town Council is now a member of the National Association of British Market Authorities (NABMA), advice be sought on the implications of holding an additional market. NABMA will be conducting a Market health check in the coming weeks and members felt it wise to seek advice.

RESOLVED: That written advice be sought from NABMA about the possibility of extending market trading under The Market House to include Fridays.

P.81 – 06.17 S106 LIST

At its meeting of 4th May 2017, Members were requested to consider the headings for “*Contributions for different types of development*” shown at Figure S1 in the presentation which had been given to the Herefordshire Market Towns Forum (P.57-05.17 refers). The Chairman reiterated the importance of this task and urged members to submit their ideas by Friday 30 June. These would be collated and forwarded to Herefordshire Council.

**RESOLVED: That a working group be formed to collate Members' suggestions for S106 contributions for various development.
Membership to comprise:
Cllrs Barnes, Crowe, Eakin, Manns and Morris.**

P.82 – 06.17 WORKING PARTY/TASK & FINISH GROUP REPORTS

1. Town Plan Working Group meeting held on Tuesday 30th May.

Members discussed item 2e regarding Cllr Shields' suggestion that a list of training needs for young people is compiled with a view to obtaining help from local organisations and businesses. There was some uncertainty as to whether young people would want to attend training on team working, meeting skills and simple projects, given the amount of course work they have to deal with. Cllr Bradford commented that practical skills would perhaps be more useful.

Cllr A Warmington joined the meeting at this point. (8.24pm)

RESOLVED: That the report be noted.

- Specification for a Town Centre Development Manager (TCDM)

Members had reviewed the Specification issued by the Town Plan Working Party. Concern was raised regarding the salary level for 1.5 days' work a week an incumbent would spend on Ledbury, and how the Council could give a salary indicator to potential candidates. It was noted that Ledbury had a Town Centre Manager some years ago and Cllr Eager suggested that the other Market Towns be contacted to find out if they might be interested in sharing a TCDM.

RESOLVED: That Members consider the Specification for a Town Centre Development Manager and forward to the Mayor what they consider should be included and excluded from the Job Specification.

RESOLVED: That the possibility of Ledbury sharing a Town Centre Development Manager be raised at a future meeting of the Market Towns Forum.

2. Cllr Crowe updated Members with the activities of the Roundabouts Licence Task and Finish Group. A meeting had been held with Haygrove (which is interested in sponsoring a roundabout on Leadon Way) and Fiona Miles of BBLP regarding planting and Haygrove's design ideas. Work is continuing on the licence document. There is the possibility of a volunteer tidying the overgrown roundabouts, subject to public liability insurance issues being resolved.

P.83 – 06.17 CORRESPONDENCE

1. The Clerk informed Members of recent correspondence from Western Power about a forthcoming scheme to replace overhead cables.
2. Members have received notice by Bovis Homes of a preview of the public exhibition to view proposals for new homes at Leadon Way on

Thursday, 29 June at the Community Centre, Lawnside Road from 1.00pm (for Cllrs) and 2.00pm (for members of the public).

3. The Clerk has received notification of the local Campaign for the Protection of Rural England (CPRE) Autumn Conference to be held on Friday 13th October 2017.
4. The Clerk has received notification from Anthony Bush at Herefordshire Council of the introduction of car parking charges at community hospitals, coming into effect on Monday, July 10th 2017.
5. The Clerk reported that the Town Council had been contacted by a concerned resident regarding the parking situation in Belle Orchard Close and Belle Orchard itself. The resident reported that cars are parked on the corner with wheels on the pavement, leaving insufficient room for buggies or mobility scooters to pass; walking on the pavement is also sometimes an issue. It was requested that a Cllr visits the area to observe, and the matter be added to the agenda of the next Traffic Management Working Party meeting. Meanwhile, the resident had been urged to contact the Highways department at Herefordshire Council.
6. The Clerk informed Members of the Rural Areas Site Allocations Development Plan Document (DPD) Issues & Options Consultation. 12th June to Friday, 28th July 2017.
7. The Clerk informed Members that a local resident had made the Council aware that a Breach of Conditions Notice had been issued to the Coop Supermarket in New Street by Herefordshire Council on 24th May 2017. The breaches were regarding delivery vehicles' engines left running, the loading and unloading hours, and the use of the service yard outside permitted hours. This was noted.

P.84 - 06.17 DATE OF NEXT MEETING AND ITEMS FOR THE AGENDA

The next scheduled meeting of the Economic Development & Planning Committee will be on Thursday, 3rd August 2017.

The meeting closed at 9.08pm.

CHAIRMAN..... DATE