

**LEDBURY TOWN COUNCIL**  
**MINUTES OF A MEETING**  
**OF THE**  
**ECONOMIC DEVELOPMENT AND PLANNING COMMITTEE**  
**HELD ON**  
**THURSDAY 13<sup>th</sup> NOVEMBER 2014**

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**PRESENT:** Councillor - J Roberts - Chairman

Councillors R Barnes                      A Bradford  
                  A Conway                     A Crowe  
                  D Durham                            M Eager  
                  R Hadley                            E Harvey  
                  T Widdows                          R Yeoman

**IN ATTENDANCE:** Councillors P Bettington              A Warmington

Mrs K Mitchell - Clerk to the Council  
Mrs R Blandford - Clerical Officer

**P.52 - 11.14 APOLOGIES**

Apologies were received and accepted from Councillors K Francis and C Stallard Daniels.

**P.53 - 11.14 INTERESTS**

There were no interests declared at this point in the meeting.

**P.54 - 11.14 PUBLIC PARTICIPATION**

Five local residents spoke of their objections to Planning Application No P143028/F (refer P142986/F)

The main issues raised were: increased traffic movements; odours from chicken waste; lack of local consultation; size and scale of broiler units and impact upon the AONB; effect on tourism and local economy.

A local resident voiced his concerns relating to Planning Application P142986/F (refer P142986/F, 2), in that the orientation and positioning of the proposed dwelling would cause privacy and overlooking issues.

**P.55 - 11.14 MINUTES**

The minutes of the meeting held on 9th October 2014, copies having been previously circulated, were confirmed as a correct record and signed by the Chairman.

**P.56 - 11.14 PLANNING APPLICATIONS**

Members considered the following planning applications

1. P142224/L Proposed replacement windows at 142 The Homend for Mr R Williams

(LISTED BUILDING CONSENT)

**RESOLVED: That the application be supported.**

**VOTING: For 9  
Abstentions 2**

Councillor R Hadley declared a non pecuniary interest in the following Planning Application

2. P142986/F Proposed demolition of existing house and replace with new dwelling, remove garage roof and conservatory and replace with detached garden outbuilding at The Views, Homend Crescent for Mr G Lantos

(FULL PLANNING)

**RESOLVED: That the application be not supported.**

**Members felt that this development was**

- a) out of keeping with the other houses in the area and oversized for the plot.
- b) and that the relocation of the footprint of the new build, would cause an intrusion of privacy for the neighbouring property

**VOTING: For 8  
Abstentions 3**

3. P143009/FH Proposed new front gable roof structure to allow internal floor levelling. Various internal alterations and improvements. New entrance area and converted garage. Enlarged timber raised deck at Firlands, Hillfield Drive for Mr & Mrs R Stevens

(FULL HOUSEHOLDER PLANNING)

**RESOLVED: That the application be supported.**

**VOTING: For 9  
Abstentions 2**

4. P143028/F Proposed erection of 4 no. broiler rearing units, together with associated feed bins, hardstandings, access and attenuation ponds at land at Grid reference 373972, 240094, Chances Pitch, Colwall for Mr P Houlbrooke

(FULL PLANNING)

- RESOLVED:** That the application be not supported for the following reasons.
- a) Unsuitable development in an AONB.
  - b) Inappropriate setting and the landscaping does little to minimise the visual impact of the development.
  - c) danger of pollution of the neighbouring water course.
  - d) traffic movements and odour levels would be unacceptable to Ledbury residents and others in the surrounding area.
  - e) NPPF 112 designates this land as prime agricultural land and it should be used as such.
  - f) the two additional jobs created on the site will do little mitigate potential job losses elsewhere in the area

**VOTING:** Unanimous

5. P142480/FH Proposed ground floor extension at Fairways House, Hillfield Drive for Mr Wake

(FULL HOUSEHOLDER PLANNING)

**RESOLVED:** That the application be supported.

**VOTING:** For 9  
Abstentions 2

6. P143149/FH Proposed loft conversion and raising height of roof at The Folly, Upperfields for Mr J Bates

(FULL HOUSEHOLDER PLANNING)

**RESOLVED:** That the application be supported.

**VOTING:** For 9  
Abstentions 2

7. P143159/L Proposed division of Massington Farmhouse into two separate dwellings at Massington Farm, Eastnor Castle Estate for Eastnor Castle Estate

(LISTED BUILDING CONSENT)

**RESOLVED:** That the application be supported.

**VOTING:** For 9  
Abstentions 2

8. P143166/FH Proposed single storey extension at 47 Lower Road, for Mrs Lynne Ponty

(FULL HOUSEHOLDER PLANNING)

**RESOLVED:** That the application be supported.

**VOTING:** For 9  
Abstentions 2

9. P143186/L Proposed internal alterations to attic at The Turrets, 15 Ledbury Park for Mrs M Neal

(LISTED BUILDING CONSENT)

**RESOLVED:** That the application be supported.

**VOTING:** For 9  
Abstentions 2

#### **P.57 - 11.14 PLANNING APPLICATION DECISIONS**

Members were circulated with a summary of Determinations made by Herefordshire Council on Planning Applications previously considered by Ledbury Town Council.

**RESOLVED:** That the summary be noted.

#### **P.58 - 11.14 BUDGET 2015/16**

Members considered the second draft of the budget required by the Economic Development and Planning Committee for 2015/16. Each budget line was examined and highlighted for change or for further consideration at the Budget Working Group meeting on 1<sup>st</sup> December 2014.

#### **P.59 - 11.14 PUBLIC RIGHTS OF WAY**

1. Public Footpath Diversion Order - Footpath LR4 (part) Ledbury rural

Members were advised that the Notice of Confirmation and Certification, Confirmed and Certified Order and Order Plan for the above Diversion Order had been received in the office.

**RESOLVED:** That this be noted.

## 2. Pre-order Consultation

Members considered a pre-application proposal to divert part of footpath LR10, copies having been circulated.

The diversion is proposed by Haygrove Ltd at Redbank to Public Footpath LR10 upon the section lying north of Lilly Hall Lane and east of Falcon Lane.

**RESOLVED: That the Town Council be recommended to support the proposed diversion.**

### **P.60 - 11.14 TRAFFIC MANAGEMENT**

Members considered a request from Haygrove Ltd to support their proposal to place an HGV warning sign at the entrance to Haygrove Ltd. in Little Marcle Road.

**RESOLVED: That the Town Council be recommended to support the proposal.**

### **P.61 - 11.14 SECTION 106 WISH LIST**

Members were circulated with copies of the existing s106 wish list (last updated in September 2011), identifying facilities the Town Council would like to see provided from any s106 monies allocated to the town, together with additional suggestions submitted by Councillors for consideration at the meeting.

Following discussion, Councillor Harvey suggested that the Ledbury ward members review the existing and proposed new items in liaison with Herefordshire Council Planning Officers and present a revised list for consideration at the next Full Council meeting.

**RESOLVED: That consideration be deferred to the Full Council meeting on 11<sup>th</sup> December 2014.**

***Councillor Conway left the meeting at this point***

### **P.62 - 11.14 SPEED INDICATOR DEVICES (SID)**

Members considered the deployment of a SID on the Hereford Road. (Refer P.51-10.14)

**RESOLVED: That the Town Council be recommended to approve the deployment of an SID on the Hereford Road, Ledbury.**

***Councillor Bradford left the meeting at this point***

**P.63 - 11.14 CORRESPONDENCE FOR INFORMATION**

**Herefordshire Local Plan Core Strategy 2011-2031**

Herefordshire Council has advised that on 23<sup>rd</sup> September 2014, the Core Strategy was submitted to the Secretary of State for examination.

**RESOLVED: That this be noted.**

**P.64 - 11.14 WORKING PARTY REPORTS**

1. Town Plan

- i. The Minutes of the meeting held on 22<sup>nd</sup> October were circulated to Members.

**RESOLVED: That the report be noted.**

- ii. Members considered a quotation for narrative analysis of Questions 2 & 3 of the Ledbury Town Plan Household questionnaire. Members were reminded that the committee has been given delegated authority to approve the quotation at the Full Council meeting held on 6<sup>th</sup> November, 2014.

**RESOLVED: That the quotation for data analysis from Data Orchard be approved in the sum of £4,180.**

2. Neighbourhood Plan

The Chairman of the Neighbourhood Plan Working party presented the report from the meeting held on 4<sup>th</sup> November, 2014, copies having being circulated.

**RESOLVED: That the Report be noted.**

**P.65 - 11.14 DATE OF NEXT MEETING AND ITEMS FOR FUTURE AGENDA**

The Chairman advised that the next meeting of the Economic Development & Planning Committee will be held on 8<sup>th</sup> January 2014.

Items for a future agenda:  
Speeding traffic in Ledbury

There being no further business, the Chairman closed the meeting at 9.20pm.

CHAIRMAN.....

DATE .....