

LEDBURY TOWN COUNCIL

**MINUTES OF A MEETING OF THE
ECONOMIC DEVELOPMENT AND PLANNING COMMITTEE
HELD ON THURSDAY 3RD AUGUST 2017
IN THE TOWN COUNCIL OFFICES, LEDBURY**

PRESENT: Councillors: A Crowe (Chairman)
R Barnes A R Bradford
M Eakin E Fieldhouse
J Roberts J Simpson
H Wilce

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

P.97 - 08.17 APOLOGIES

Apologies were received from Cllrs M Eager, K Francis, A Manns and N Morris.

P.98 - 08.17 INTERESTS

None declared.

P.99 - 08.17 PUBLIC PARTICIPATION

Residents from Worcester Road spoke of their objections to planning application 172426 (P.89-08.17: 3 refers). Concerns included overlooking of neighbouring properties due to the building being 'swung 70 degrees' away from the original footprint to afford the applicant an improved view of the lake; change from a single to double storey building; flooding. Consideration should be given to moving the structure further up the site.

P.100 - 08.17 MINUTES

The Minutes of the Economic Development & Planning committee meeting held on 24th July 2017 were amended to record that Cllr J Roberts did not attend that meeting. They were confirmed, subject to this change, as a correct record.

P.101 - 08.17 PLANNING APPLICATIONS

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

1.	172417	<p>Proposed erection of two dwellings at Parkway House, Parkway, Ledbury HR8 1JG. OUTLINE</p> <p>RESOLVED: To support the application.</p>
2.	172501	<p>An application for reserved matters seeking approval of appearance, layout and scale of 100 dwellings pursuant to outline planning permission 141651 (that approved the access) at land to the rear of The Full Pitcher, New Street, Ledbury. APPROVAL OF RESERVED MATTERS</p> <p><i>Members were advised of correspondence received relating to the above application.</i></p> <p>RESOLVED: To support the application subject to the comments below.</p> <p><u>General:</u></p> <ol style="list-style-type: none"> 1. Members would like to know if the entire development is to be social housing. If not, Members would like to know the breakdown of social housing compared to privately owned dwellings. 2. Members recommend that Ledbury people must have priority for occupancy through the Section 106 agreements. 3. Members would like to see a bus stop provided at the access point on New Street, as the connectivity to the town is very poor and it is a long walk from the development up to the town. <p><u>Layout & Scale:</u></p> <ol style="list-style-type: none"> 1. Members felt generally that the majority of the properties are very small. 2. Members felt there were too few parking spaces for the number of apartments. <p><u>Appearance:</u></p> <ol style="list-style-type: none"> 1. Members thought the external white render would not weather well and devalue the appearance of the properties within a few years. External finishes should be in keeping with other developments in the area and Members would prefer to see more brick faced properties. 2. Should comply with the colour palette approved by the Malvern Hills Area of Outstanding Natural Beauty. <p><u>Landscaping:</u></p> <ol style="list-style-type: none"> 1. The existing natural hedgerows should be preserved around the site to provide adequate screening. Additional hedgerows and trees should be planted to lessen the noise impact, particularly from the bypass and with the football club boundary. 2. Concern was expressed about the future management and maintenance of the planting and green space and that maintenance should be at the cost of the developer.

		<p>Footpaths:</p> <ol style="list-style-type: none"> 1. The best access to the playground for children is the eastern edge of the development half way down towards Martin's Way. An all weather footpath should be included here. 2. An all weather surface by the cul de sac at the southeast of the development should be included. 3. A shared use footpath should be included to give better connectivity to Martins Way and the new estate south of the bypass (Leadon Way). 4. An all weather surface should be included at the top of the development connecting the site to Elmsdale Road. 5. Members felt a footpath should run from the estate through to the bottom of Deer Park.
3.	172426	<p>Proposed 4 bedroom house with garage/outbuilding replacing a derelict classroom and canteen at land at The Old Canteen, Worcester Road, Ledbury. PLANNING PERMISSION</p> <p>RESOLVED: To not support, as Members felt that the development should be built on the existing footprint of the original building.</p>
4.	171897	<p>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. LISTED BUILDING CONSENT</p> <p>RESOLVED: To support the application, however Members reiterated their comment made at the meeting of 22 June 2017, "Members did not support the incorporation of the black line, 'Library, culture, community'. They felt it was unnecessary and detracts from the Listed Building."</p>

P.102 – 08.17 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.

RESOLVED: That the summary be noted.

P.103 - 08.17 DATE OF NEXT MEETING AND ITEMS FOR THE AGENDA

The next meeting of the Economic Development & Planning Committee will be on Thursday, 7th September 2017.

The meeting closed at 8.36pm.

CHAIRMAN..... DATE