

**LEDBURY TOWN COUNCIL**  
**MINUTES OF AN EXTRAORDINARY MEETING**  
**OF THE**  
**ECONOMIC DEVELOPMENT AND PLANNING COMMITTEE**  
**HELD ON THURSDAY 14<sup>th</sup> APRIL 2016**  
**IN THE MARKET HOUSE, LEDBURY**

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**PRESENT:** Councillors E Harvey (Chairman)  
R Barnes A Bradford  
A Crowe M Eakin  
E Fieldhouse K Francis  
A Harrison A Manns  
N Morris M Mackness

**IN ATTENDANCE:** Councillor P Bettington  
Mrs K Mitchell – Clerk to the Council  
Mrs B Stump - Clerical Officer  
2 Members of the public

**P.35 - 04.16 APOLOGIES**

Apologies were received from Councillors M Eager, J & N Roberts and A Warmington.

**P.36 - 04.16 INTERESTS**

The following interests were declared in items on the agenda:

Councillor K Francis declared a non pecuniary interest and that he knew the owner of 29 Albert Road at item 5 (P.3-04-16, 5);  
Councillors E Harvey and A Manns declared a non pecuniary interest and that they knew the applicant for 38 Bye Street at item 5 (P.3-04-16, 8);

**P.37 - 04.16 PUBLIC PARTICIPATION**

The two members of public did not wish to speak.

**P.38 - 04.16 MINUTES**

The Minutes of the Economic Development and Planning Committee meeting held on 3rd March 2016 were confirmed as an accurate record.

**P.39 - 04.16 PLANNING APPLICATIONS**

The following Planning Applications were discussed:-

1. <a href="#">160349</a> & <a href="#">160350</a>	Retention of installed ATM pod and non-illuminated black decal signage. Three black steel anti-ram bollards to concrete base and two bollards in front of the ATM at <b>Parkway Garage Petrol Filling Station, Parkway, Ledbury HR8 2JD.</b>  PLANNING PERMISSION ADVERTISEMENT CONSENT  <b>RESOLVED: That the application be supported.</b>
2. <a href="#">160496</a> , <a href="#">160497</a> & <a href="#">160583</a>	Proposed change of use from store/office on first floor to cafe; and one overhanging sign indicating Tea Room at <b>46 The Homend, Ledbury HR8 1BT.</b>  PLANNING PERMISSION LISTED BUILDING CONSENT ADVERTISEMENT CONSENT  <b>RESOLVED: That the application be supported.</b>
3. <a href="#">160585</a>	Proposed single storey rear extension at <b>16 Knapp Close, Ledbury HR8 1AW.</b>  FULL HOUSEHOLDER  <b>RESOLVED: That the application be supported.</b>
4. <a href="#">160621</a>	Change of use to domestic curtilage, construction of new driveway, reducing of levels to form parking and turning area and construction of detached garage with storage over at <b>Bay Tree Cottage, Bradlow &amp; Westhill, Ledbury HR8 1JE.</b>  PLANNING PERMISSION  <b>RESOLVED: That the application be supported on condition that the garage is not converted to living accommodation.</b>
5. <a href="#">160498</a>	Proposed removal of single storey extension and erection of two storey and single storey extensions at <b>29 Albert Road, Ledbury HR8 2DN.</b>  FULL HOUSEHOLDER  <b>RESOLVED: That the application be supported.</b>
6. <a href="#">160682</a>	Provision of timber decking and external alterations to the approved planning scheme at <b>6 Larkrise, Knapp Lane, Ledbury HR8 1AN.</b>  FULL HOUSEHOLDER

	<p><b>RESOLVED: That the application not be supported on the following grounds:</b></p> <ol style="list-style-type: none"> <li>1. There is concern about the lack of privacy for the next door property and whether planting should be required to create a screen.</li> <li>2. Is the structure within the appropriate distance from the edge of the SSSI?</li> <li>3. There is concern about the structure being disproportionate to the size of the plot.</li> </ol> <p>The following additional comments were made during the discussion on this application:</p> <ul style="list-style-type: none"> <li>• It appears the structure is already erected, therefore should this application be for retrospective planning permission?</li> <li>• Cllrs thought the application too loosely worded and does not specify what the alterations are.</li> <li>• What are the alterations to the approved planting scheme?</li> <li>• Has the applicant conformed to planning procedures?</li> </ul>
7. <a href="#">160662</a>	<p>Erection of agricultural outbuilding and greenhouse in field adjoining Box Borders at <b>Box Borders, Ross Road, Ledbury HR8 2LP.</b></p> <p style="text-align: right;">PLANNING PERMISSION</p>
	<p><b>RESOLVED: That the application be supported.</b></p>
8. <a href="#">160860</a>	<p>Change of use from office A2 to drinking establishment A4 at <b>38 Bye Street, Ledbury HR8 2AA.</b></p> <p style="text-align: right;">PLANNING PERMISSION</p>
	<p><b>RESOLVED: That the application be supported.</b></p>
9. <a href="#">160675</a>	<p>Proposed single storey side extension, first floor side extension and installation of sewage treatment plant at <b>Plaistow Farm, Ledbury HR8 2PU.</b></p> <p style="text-align: right;">FULL HOUSEHOLDER</p>
	<p><b>RESOLVED: That the application be supported.</b></p>

#### P.40 - 04.16 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.41 - 04.16 CIL CONSULTATION**

Preliminary Draft Charging Schedule (PDCS) March 2016

Members were reminded that the Economic Development and Planning Committee had delegated authority to respond on behalf of the Council.

**RESOLVED: That The Town Council submit the following response to Herefordshire Council:**

**The Community Infrastructure Levy LB2 for residential development on strategic sites should be increased from £30 to £50 per m<sup>2</sup>.**

#### **P.42 - 04.16 DISABLED CAR PARKING**

Members considered a request for an advisory disabled parking bay in Lawnside Road. Herefordshire Council has advised there is no funding available and asked if the Town Council would be willing to fund the works which have been quoted by Balfour Beatty Living Places as costing approx. £2,900. After much discussion and in view of the Council having no budget for such works, Members were unable to support the request to help fund the parking bay.

Members were reminded that the Economic Development and Planning Committee has delegated authority to respond on behalf of the Council.

**RESOLVED: That Balfour Beatty be advised to approach the relevant Housing Association to help with funding.**

#### **P.43 - 04.16 TRAFFIC MANAGEMENT**

Cllr Harvey presented the report of the Traffic Management Working Party meeting of 1st March 2016.

Referring to Item 4a speed restrictions:

Presently two CSOs are being trained in the use of handheld speed guns. This matter would be raised in the forthcoming PACT meeting on 18 April 2016. Cllr Eakin agreed to attend and report back to the Committee.

Costs would be sought for a speed survey in New Street following an offer by a Ledbury resident.

Referring to Item 4b. White Lining /Road Markings:

The Clerk was requested to enquire if an interested local resident would be prepared to volunteer to conduct an eye inspection of the condition of road lines in the parish.

Referring to item 4e. Patching and Potholes

The recommendation was amended to read:-

**That the Council investigates the cost implications of committing to extend its capability under the Lengthsman Scheme in 2016 to include pothole repair.**

Referring to Item 5: Speed Indicator Device (SID)

Cllr Eakin reported that a resident of the Homend had approached him with regard to the possibility of siting a SID in the area.

**It was agreed to refer the matter to the next Traffic Management working party for further discussion.**

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

**Recommendation to Full Council: That the recommendations, as amended be actioned.**

**P.44 - 04.16 DATE OF NEXT MEETING**

The next meeting of the Economic Development & Planning Committee will be confirmed at the Annual Council Meeting to be held on 12 May 2016.

The meeting closed at 9.07 pm.

CHAIRMAN..... DATE .....