

LEDBURY TOWN COUNCIL

**MINUTES OF A MEETING
OF THE
ECONOMIC DEVELOPMENT AND PLANNING COMMITTEE
HELD ON THURSDAY 3RD MARCH 2016
IN THE MARKET HOUSE – LEDBURY**

PRESENT: Councillors E Harvey (Chairman)
R Barnes A Bradford
A Crowe M Eager
E Fieldhouse K Francis
A Harrison A Manns
N Morris J Roberts
N Roberts A Warmington

IN ATTENDANCE: Councillor P Bettington
Mrs Lynda Wilcox (HALC) – clerk cover
One member of the public.

P.24 – 03.16 APOLOGIES

Apologies for absence were received from Councillor M Mackness.

P.25 – 03.16 INTERESTS

The following interests were declared in items on the agenda:

Councillor E Harvey declared that she knew the owner of The Windway at item 6.1. (P.29-03.16, 1)

P.26 – 03.16 PUBLIC PARTICIPATION:

The one member of public did not wish to speak.

P.27 – 03.16 INTRODUCTION

The Chairman introduced the following two speakers who spoke on the proposed development on the viaduct site:

Guy Wakefield of Hunter Page Planning acting on behalf of Bloor Homes and Nick Rawlings, Planning Director of Bloor Homes Western.

1. It was confirmed that initial discussions had taken place with the Canal Trust. There was a requirement within the adopted policy relevant to the viaduct site, i.e. a canal running through the site.
2. An outline application would be submitted for a phased development, the first phase of which was likely to commence six months after the outline.
3. 50-100 units could be delivered per year, subject to sales, therefore

the site could be completed within 6-7 years.

4. The infrastructure could include a primary school on the site.
5. The required open public space would be protected and maintained in perpetuity by a management company.
6. Full engagement with Ledbury Town Council was envisaged throughout the project.
7. A noise survey would be undertaken the following week and the findings from industrial and road noise levels would determine how close the properties would be to the noise source.
8. No highway matters had been decided. A transport assessment would be carried out, including traffic movements around the area and junction areas which Herefordshire Council wanted to look at.
9. The development would include 40% affordable housing, in accordance with Herefordshire Council's policy, unless there were complications such as contaminated land.
10. The development would incur Section 106 monies.

The Chairman thanked both speakers and they left the meeting.

P.28 – 03.16 MINUTES

The Minutes of the Economic Development and Planning Committee meeting held on 4th February, 2016 were confirmed as an accurate record.

P.29 – 03.16 PLANNING APPLICATIONS

The following Planning Applications were discussed:-

1. 160253	Proposed single storey extension to replace existing extension at The Windway, Upperfields, Ledbury HR8 1LE.
	FULL HOUSEHOLDER
RESOLVED: That the application be supported. The Chairman abstained from voting.	
2. 160277	Proposed erection of a single detached dwelling at land adjacent to Fern Croft, Victoria Road, Ledbury HR8 2DD.
	PLANNING PERMISSION
RESOLVED: That the application be supported.	

3. 160238	<p>Change of use of land from agricultural to a one family traveller site including stationing of two mobile homes, 2 touring caravans, treatment plant, sheds and associated parking/turning/hardstanding and new access at land at Oak Tree View, Beggars Ash Lane, Wellington Heath, HR8 1LN.</p> <p style="text-align: right;">PLANNING PERMISSION</p> <p>RESOLVED: That the application be opposed because of the following concerns:</p> <ul style="list-style-type: none"> a) Access and egress. b) Risk of pollution. c) Adequacy of water treatment plant. d) Not in SHLAA. e) In open countryside. f) Change of use. g) Sight line. <p>A named vote was taken as follows: <u>In support</u> Councillors: A Crowe, A Manns, M Eakin, E Fieldhouse, N Morris, A Warmington. <u>Opposed</u> Councillors: B Barnes, T Bradford, M Eager, K Francis, A Harrison, J Roberts, N Roberts. <u>Abstention</u>: E Harvey.</p>
4. 160382 & 160383	<p>Proposed new stairs, new roof to bathroom, internal demolition to form new hall and repointing at Steels, Underdown, Ledbury HR8 2JE.</p> <p style="text-align: right;">FULL HOUSEHOLDER LISTED BUILDING CONSENT</p> <p>RESOLVED: That the application be supported.</p>
5. 160515	<p>Various internal and external alterations to Dingwood Park, Parkway, Ledbury HR8 2JD (See 153439)</p> <p style="text-align: right;">LISTED BUILDING CONSENT</p> <p>RESOLVED: That the application be supported.</p>

P.30 – 03.16 PLANNING APPLICATION DECISIONS

Members received a summary showing determinations made by Herefordshire Council on applications previously considered by Ledbury Town Council.

RESOLVED: That the summary be noted.

P.31 – 03.16 WORKING PARTY MATTERS

1. Town Plan
The Minutes of the Town Plan Working meeting held on 9th February 2016, were noted.
2. Traffic Management - report from the meeting held on 1st March 2016. ...ITEM DEFERRED TO NEXT MEETING
3. Members noted dates for future working party meetings
 - 3.1 Emergency Planning ... A meeting was scheduled for 8th March.
 - 3.2 Design Award ... A meeting was scheduled for 15th March.

P.32 – 03.16 SIGNAGE

Members considered the refurbishment of the 'Welcome to Ledbury' signs at a cost of £90 each (4) and replacement of a sign missing from Gloucester Road at a cost of £150.

Recommendation to Full Council: Unanimous support for all signage.

P.33 – 03.16 CORRESPONDENCE

The following was noted as information:
Ledbury Naturalists Field Club Field Survey 2015, Homme House, Much Marcle (available in the office)

P.34 – 03.16 DATE OF NEXT MEETING AND ITEMS FOR FUTURE AGENDA

The next meeting of the Economic Development & Planning Committee would be decided at the Council meeting to be held on 7 April, 2016.
No items were raised for inclusion on future agendas.

The meeting closed at 9.50 pm.

CHAIRMAN DATE