

LEDBURY TOWN COUNCIL

**MINUTES OF A MEETING OF THE
ECONOMIC DEVELOPMENT AND PLANNING COMMITTEE
HELD ON THURSDAY 14th DECEMBER, 2017
IN THE TOWN COUNCIL OFFICES, LEDBURY**

PRESENT: Councillors: A Crowe (Chairman)
R Barnes M Eakin
E Fieldhouse K Francis
J Hopkins A Manns
J Simpson H Wilce

IN ATTENDANCE: Mrs K Mitchell - Clerk to the Council
Representative of Zebra Architects
Three Members of the public

P.144 - 12.17 APOLOGIES

Apologies were received from A Bradford, M Eager, N Morris, J Roberts and A Warmington

P.145 - 12.17 INTERESTS

1. Cllr Hopkins declared a Non-Pecuniary Interest in planning Application [174213](#) as the applicant is a neighbour, and signed the Interest book accordingly.
2. Cllr Manns declared a Non-Pecuniary Interest in planning Application [174213](#) as the applicant is known to him, and signed the Interest book accordingly.
3. Cllr Francis declared a Non-Pecuniary Interest in planning Application [174147](#) as the applicant is known to him, and signed the Interest book accordingly.

P.146 - 12.17 PUBLIC PARTICIPATION

A local resident spoke of his objections to planning application [174495](#) to include: adverse effect on the setting of adjacent listed buildings at Hazle Farm; out of scale and character; no long term employment opportunities; loss of views - existing residential amenity.

The same resident spoke in favour of planning application [173031](#) stating that it would serve Ledbury well and bring many opportunities.

The applicant spoke in support of planning application [173031](#) and of his frustration due to delays in Herefordshire Council's planning processes.

A representative of Zebra Architects gave an informative presentation on landscape and building colour palette proposals for planning application [172501](#).

P.147 - 12.17 MINUTES

The Minutes of the Economic Development and Planning Committee meeting held on 9th November, 2017, were confirmed as a correct record and signed by the Chairman.

P.148 - 12.17 PLANNING APPLICATIONS

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

1.	174018	Proposed fitting of external lights surface mounted on to the building to better illuminate the northeast access door at The Masters House, St Katherines, Ledbury HR8 1EA Planning Permission
		RESOLVED: Not to support the application. In principle, members were in favour of installing lights, however, they did not consider that the proposed lights were in-keeping with the Georgian façade of the building.
2.	174019	Proposed fitting of external lights surface mounted on to the building to better illuminate the northeast access door at The Masters House, St Katherines, Ledbury HR8 1EA Listed Building Consent
		RESOLVED: Not to support the application. In principle, members were in favour of installing lights, however, they did not consider that the proposed lights were in-keeping with the Georgian façade of the building.
3.	173031	Construction of an indoor auction centre with associated facilities and works including sales rooms, offices, café, parking and draining, site and security manager live/work apartment and increase in the number of outdoor auctions form 12 to 15 and car boot sales from 32 to 50 per year at Land at Hazle Meadows, Ross Road, Ledbury HR8 2JQ Re-Consultation: Planning Permission
		RESOLVED: That the application be supported.
4.	174195	Proposed conversion of the old cart shed at Fairtree Farm to a small two bedroom residential unit at Fairtree Farm, Little Marcle Road, Ledbury Planning Permission
		RESOLVED: That the application be supported.
5.	174196	Proposed conversion of the old cart shed at Fairtree Farm to a small two bedroom residential unit at Fairtree Farm, Little Marcle Road, Ledbury Listed Building Consent
		RESOLVED: That the application be supported.

6.	174008	<p>Proposed provision of in-ground car turntable within rear yard at 26 High Street, Ledbury HR8 1DS Planning Permission</p> <p>RESOLVED: That the application be supported, on the proviso that the following concerns are addressed:</p> <ol style="list-style-type: none"> 1. To ensure that the Applicant has right of access to the site, as members were concerned about pedestrian safety. 2. Members were also concerned regarding the effect of works on the adjacent Listed Building “The Barn”. 3. Members also considered that an archaeological survey may be required.
7.	172501	<p>Seeking approval of appearance, layout and scale of 100 dwellings pursuant to outline planning permission 141651 (that approved the access) – AMENDED AND ADDITIONAL DOCUMENTS – Land at the Rear of the Full Pitcher, Ledbury Approval of Reserved Matters</p> <p>RESOLVED: That the application be supported.</p>
8.	173853	<p>Proposal to turn front garden into off road parking and to include dropping of kerb at 54 Bridge Street, Ledbury HR8 2AH Planning Permission</p> <p>RESOLVED: That the application be supported.</p>
9.	174135	<p>Retrospective installation of 1 no. additional new air conditioning condensing unit at the rear of the building at 22 The Homend, Ledbury HR8 1BT Planning Permission</p> <p>RESOLVED: That the application be supported.</p>
10.	174136	<p>Retrospective installation of 1 no. additional new air conditioning condensing unit at the rear of the building at 22 The Homend, Ledbury HR8 1BT Listed Building Consent</p> <p>RESOLVED: That the application be supported.</p>
11.	174213	<p>Proposed two storey extension. Slate roof to match existing and remove existing flat roof. When extension complete, remove existing cladding covering old oak beams and panels at Oakwell Cottage, Parkway, Ledbury HR8 2JG Full Householder</p> <p>RESOLVED: That the application be supported.</p>

12.	174495	Erection of up to 435 dwellings with public open space, landscaping and sustainable drainage system (SuDS) with all matters reserved at Dymock Road, Ledbury Outline
		RESOLVED: To defer consideration of the application until the 4th January 2018 Economic Development & Planning Committee meeting.

P.149 - 12.17 WORKS TO TREES IN A CONSERVATION AREA

To comment on the following application to be determined by Herefordshire Council:-

1.	174147	Proposed works to oak tree at The Lodge, Ledbury HR8 1JA Works to trees covered with TPO
		RESOLVED: Not to support the application, as evidence regarding the disease affecting this tree as specified in the Application Form had not been presented.
2.	174374	Western Red Cedar (T1), Fell at Priory Lodge, Worcester Road, Ledbury Works to trees covered with TPO
		RESOLVED: That the application be supported.
3.	174529	Proposed works to group of Scots Pine. (See report 12667b) at Parkway Garage, Parkway, Ledbury HR8 2JD Works to trees covered by TPO
		RESOLVED: That the application be supported, however, Members felt that the trees in question are dangerous and that a full survey should be carried out for all trees and a maintenance program put in place.

Members wished to record their thanks to the Ledbury Tree Warden for her helpful and informative comments.

P.150 - 12.17 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.151 - 12.17 CONSULTATIONS

Members considered the [Herefordshire Council's Travellers Site Development Plan Document Pre-Submission Draft](#) document, copies having been previously circulated.

Following discussion, it was,

RESOLVED: That the Town Council support the Pre-submission draft and comment that it is an excellent document.

P.152 - 12.17 DATE OF NEXT MEETING AND ITEMS FOR FUTURE AGENDAS

The date of the next, scheduled meeting of the Economic Development & Planning Committee is Thursday, 4th January 2018.

The following items were raised at the meeting held on 09.11.17 for inclusion on the next agenda:

Traffic Managements issues - speeding in New Street, Lower Rd/Albert Rd; parking issues in Bank Crescent.

The Chairman closed the meeting at 8.54pm.