

**LEDBURY TOWN COUNCIL**  
**MINUTES OF A MEETING**  
**OF THE**  
**ECONOMIC DEVELOPMENT AND PLANNING COMMITTEE**  
**HELD ON THURSDAY 25<sup>th</sup> MAY 2017**  
**IN THE COMMUNITY HALL, LEDBURY**

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**PRESENT:** Councillors: A Crowe (Chairman)  
R Barnes                      A Bradford  
M Eakin                        E Fieldhouse  
K Francis                      A Manns  
N Morris                       J Roberts  
J Simpson                      A Warmington  
H Wilce

**IN ATTENDANCE:** Mrs K Mitchell - Clerk to the Council  
Mrs B Stump - Clerical Officer  
27 Members of the Public (part)  
Cllr E Harvey (part)

**MINUTE'S SILENCE**

There was a minute's silence at the start of the meeting in remembrance of the victims of the terrorist attack on Monday 22<sup>nd</sup> May, and to show solidarity with the people of Manchester.

**P.60- 05.17 ELECTION OF CHAIRMAN**

**RESOLVED:** That Cllr A Crowe be elected as temporary Chairman of the Economic Development & Planning Committee until the conclusion of the Operational Review.

**P.61 - 05.17 ELECTION OF VICE CHAIRMAN**

**RESOLVED:** That Cllr A Manns be elected as temporary Vice-Chairman of the Economic Development & Planning Committee until the conclusion of the Operational Review.

**P.62 - 05.17 APOLOGIES**

Apologies were received from Cllrs D Baker, M Eager and N Roberts.

**P.63 - 05.17 INTERESTS**

Cllr A Manns declared a non pecuniary interest at P.63-05.17: 2, as any proposed road under the Viaduct is next to the entrance of his home.

Cllr R Barnes declared a non pecuniary interest at item P.63-05.17: 2, as he is a Member of the Sports Federation; the Council had recently received a letter from the President of the Sports Federation of Ledbury regarding planning application 171532, land north of the Viaduct (P.66 – 05.17 : 3 refers).

**P.64 - 05.17 PUBLIC PARTICIPATION**

1. Referring to P.63 - 05.17: 2, a resident from Knapp Ridge, Knapp Lane wished to draw the attention of Members to the Transport Assessment as he felt it had erroneous content. He was also concerned at the effect on Knapp Lane of the increased traffic from the development, as the lane is already a busy short cut to Colwall and Malvern.

2. Referring to P.63 - 05.17: 1, a representative from Ledbury Area Cycle Forum told the meeting that the forum had responded to the original consultation for the development south of Leadon Way in February 2017 and that the applicant had failed to comply with many points in the Herefordshire Core Strategy and highways guide. The representative is dismayed that the developer is not encouraging active travel and it was noted there is still no provision for cycle storage at the properties, and that general connectivity is poor.

Referring to P.63 - 05.17: 2, the same representative reiterated similar problems with the application at the site to the north of the Viaduct and suggested the proposals for a cycle path at the Hereford Roundabout did not encourage people to leave their cars, as it is neither a direct route into town nor joins with the Town Trail.

3. Referring to P.55 - 05.17: 2, a representative from Ledbury Swifts told the meeting that Ledbury is in urgent need of sports provision and urged the Committee to allocate open space for this, especially as a new development would bring more young people to the town who would need sports facilities.

**P.65 - 05.17 MINUTES**

The Minutes of the Economic Development & Planning committee meeting held on 4<sup>th</sup> May were confirmed as a correct record.

**P.66 - 05.17 PLANNING APPLICATIONS**

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

1.	<u>164078</u>	Application for approval of reserved matters following outline approval P143116/O for 321 residential dwellings at <b>Land to the South of Leadon Way, Ledbury.</b>  APPROVAL OF RESERVED MATTERS
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*[Please note that the numbering below is non sequential. The numbers refer to the first schedule of recommendations from February 2017 to reiterate what had been forwarded to planners, but which Members felt had not been addressed. Where it was felt the original recommendation had been addressed, it was removed from this current schedule.]*

<b>Overall:</b>	<p>Members noted the improvements made since their last recommendations in February 2017. However, concerns still exist regarding the following comments and the committee would like clarification about the points below.</p> <p>A representative of the Ledbury Area Cycle Forum told the meeting they had officially commented to the consultation in February, and they note that there has been no action taken regarding the encouragement of active travel, cycle storage provision and general connectivity. The committee supports their observations.</p>
<b>RECOMMENDATIONS</b>	
<b>Landscaping:</b>	
1.	The Site perimeter path is shown as mown grass. To support use in all weather conditions, and by all sections of the community e.g. pedestrians, cyclists, pushchair and wheelchair users, etc., the surface should be hard core gravel/tarmac.
4.	Concern was expressed about the future management and maintenance of the planting and green space. For how long will the proposed management team be active following the build's completion? Thereafter, which authority is responsible for maintaining? Ledbury Town Council accepts no responsibility for maintenance of the trees and planting.
25-05-17	Both points were reiterated.
<b>Layout &amp; Scale:</b>	
1.	<p>The proposed road system on site allows for public bus access and also for use by refuse collection from all areas, cul-de-sacs. There is concern that the roads are too narrow.</p> <p>How will roadside parking affect service vehicles? Is anything proposed to ensure the security of these service providers, i.e. Traffic Regulation Orders to prevent obstruction? (A similar comment was made about the bus routes on site.)</p>
25-05-17	Concerns further expressed regarding the roads being too narrow.
2.	Traffic calming measures should be incorporated on the orbital roads to prevent speeding and dangerous driving.
4.	Recommendation that an additional, secondary

	access/exit road be provided on Dymock Road. Presently there is only one, and there is a concern about emergency vehicles being able to enter and leave the development.
5.	The 40mph speed limit should be moved further east and extended to take effect from the Gloucester Road roundabout, as traffic travels very quickly down the hill to the approach to the development's roundabout at Martins Way.
6.	Extend the 40mph zone west to the other side of the Full Pitcher Roundabout, along Leadon Way to the crossing from the Riverside Park.
7.	Extend 40mph zone to Ross Road up to Orlham Lane and along the Dymock Road beyond the proposed new footpath, up to Hazel Farm.
8.	There will be a new cricket club facility at Orlham Lane and part of the Section 106 monies is to create a footpath. The 40mph speed zone should be extended beyond Orlham Lane, by the Leddington Road turn off.
8a. 25-05-17	It was noted that there is provision for a new footpath along the bypass, however members felt that the connectivity between the new cricket club, rugby club and the proposed development was insufficient.
9.	Recommendation that access to the site would be better served by a box junction controlled by traffic signals, for safer pedestrian crossing.
2. 4. 5. 6. 7. 8 & 9 25-05-17	All were reiterated. Concern was raised that there was no mention of traffic measures being addressed since the meeting in February.
10.	Looking at the tenure layout drawing, concern was expressed about the proportion of affordable and social housing and that there are insufficient dwellings to represent the 38% requirement.
10a. 25-05-17	The estimate of the number of affordable dwellings shown appears to the committee as still not representing 38% of the development. Clarification is sought regarding this.
11.	Recommendation that social housing should be specifically for the people of Ledbury, through S106 agreements.
11a 25-05-17	Please clarify whether there are going to be any houses allocated for people with a local connection under Section 106 monies.
<b>Environment:</b>	
1.	The buildings should incorporate green energy measures, including the provision of solar panels/roof tiles on south facing dwellings to reduce energy costs and carbon footprint of the site.
25-05-17	This was reiterated.

2. 25-05-17	Communications: Recommendation that the site should be fibre activated and that fibre is distributed to each house.
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2.	<u>171532</u>	Outline application for a mixed use development including the erection of up to 625 new homes (including affordable housing), up to 2.9 hectares of B1 employment land, a canal corridor, public open space (including a linear park), access, drainage and ground modelling works and other associated works. The proposal is for outline planning permission with all matters reserved for future consideration with the exception of access at <b>Land North of Viaduct, Adjoining Orchard Business Park, Ledbury.</b> OUTLINE
	<b>OVERALL</b>	Given that this is a strategic allocation within the Core Strategy, Ledbury Town Council has no objection, in principle, to the development.  However, members strongly objected to the proposed single means of access of the B4214 Bromyard Road.
<b>RECOMMENDATIONS</b>		
<b>ACCESS:</b>		
	1.	Members strongly objected to the proposed single means of access off the B4214 Bromyard Road, primarily due to concerns with the capacity and safety of the A438/B4214 Hereford Road/Bromyard Road junction at the railway station. It was felt that the options presented would not alleviate the concerns and members requested that further traffic measurements are taken.
	2.	Members requested that more detailed consideration should be given to providing vehicular access from the A438 Leadon Way/Hereford Road roundabout under the Viaduct, to serve two-thirds of the residential development and the employment land, with the remaining one third of the development being served by a separate access off the Bromyard Road.  This would require screening and planting for the houses in Saxon Way which would look onto the road.
	3.	Members requested that consideration be given to the traffic movements around the Bromyard Road that single access will have on local businesses and surrounding villages.

4.	<p>Consideration that a combined cycle way/footway link, from the southeast corner of the site, through the old canal bridge, connecting to Ballard close is essential for the connectivity of the site, creating a safe, pleasant and <b>direct</b> link to the Town Trail and the Town Centre, encouraging both cycling and walking.</p> <p>Full connectivity would require a controlled crossing of the Hereford Road to be provided to link with the existing footpath ZB18 and the cycle way/footway on the New Mills estate, leading to the Primary School.</p>
5.	<p>Members recommend footpath and cycle way provision should also be made along the Bromyard Road to the allotments and the community garden site on Burton Lane.</p>
6.	<p>Members recommend the incorporation of a safe crossing on the Bromyard Road where the footpaths change from west to east and from one side of the road to the other.</p>
7.	<p>Members recommend that Bloor Homes gives consideration to substituting the approximately 3 hectares of proposed employment land with 3 hectares of land for outdoor sports provision and associated facilities. Such land would be required to be prepared and levelled, and drainage installed before the freehold being transferred to a suitable local organisation, free of charge (or for a nominal fee, e.g. £1).</p> <p>The reason for this is that whilst members appreciate the need exists for both employment and sports land, the need for outdoor sports/playing fields is more imminent/urgent. The Town Council is conscious of the strategic employment allocation of 12 hectares of employment land within the Core Strategy, to the rear of the Heineken site, off Little Marcle Road.</p>

3.	<p><u>171430</u></p> <p>Introduction of seamless clear glass Juliet balcony at second floor level. Introduction of single flight staircase rising from ground level to first floor level in the rear entrance hall at <b>Flat at 4 High Street, Ledbury HR8 1DS.</b></p> <p style="text-align: right;">LISTED BUILDING CONSENT</p> <p><b>RESOLVED: To support the application.</b></p>
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4.	<u>171683</u>	Application to fell two apple trees at <b>20 The Southend, Ledbury HR8 2EY.</b> WORKS TO TREES IN A CONSERVATION AREA
		<b>RESOLVED: Not to support the application on the grounds of insufficient planning reasons for the application. Members felt trees should not be felled unless they were a danger and there was no guarantee that the two trees would be replaced.</b>
5.	<u>171657</u>	Proposed conversion of existing garage to ancillary residential annex with disabled bathroom for dependent relatives at <b>The Dell, Parkway, Ledbury HR8 2JG</b> FULL HOUSEHOLDER
		<b>RESOLVED: To support the application.</b>

#### **P.67 - 05.17 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.

A member commented that they had witnessed a mobility scooter parked outside the Coffee 1 premises at Bye Street resulting in the public having to walk round it; as the pavement there is very narrow, they had to step into the road. The Committee was disappointed that the condition the had recommended in the meeting of 20<sup>th</sup> April to widen the doorway to accommodate wheelchairs and pushchairs had not been upheld (P.43 - 04.17 : 2 refers). Enquiries would be made to the Case Officer.

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

#### **P.68 - 05.17 TRAFFIC MANAGEMENT**

Members considered the meeting notes submitted by Mr Ray Wallace, Senior Engineer – Network Regulation at Balfour Beatty Living Places, following a site meeting in Ledbury held on 9<sup>th</sup> May 2017. Members were particularly interested in the effect of traffic and speeding on the JMHS students and their safety.

**RESOLVED: That Members consider the report of the site meeting held on 9<sup>th</sup> May 2017 and discuss the issues at the next meeting of the Committee to be held on 22 June 2017. Quotes for the works detailed in Mr Wallace's report would be obtained so that Members would have the costs to hand when considering the matters raised.**

**RESOLVED: That Cllrs Bradford, Francis and Manns inspect a public footpath by Pound Meadow to investigate its suitability to be re-opened.**

**P.69 - 05.17 CORRESPONDENCE**

1. The Clerk read a communication from Herefordshire Council's Licensing Officer, Kevin Price informing Councillors that an appeal had been received against the decision to grant a street trading application for a snack bar at Unit 19 of Lower Road Industrial Estate. The appeal hearing would be heard by the Council's Licensing Sub-Committee at 10.00 am on Friday, 16 June 2017 at the Shire Hall, Hereford. The public are entitled to attend. Cllr Simpson would circulate the notice to interested parties living in the vicinity.
2. The Clerk read a communication from Herefordshire Council's Planning Officer, Stuart Powell, informing Councillors that Herefordshire Council had recently issued a call for potential housing sites in the Hereford area, in order to assist with the preparation of the Hereford Area Plan. One of the responses to this call was from a planning consultancy on behalf of Countrywide in respect of its site on the land at the junction of Dymock Road and the Bypass. The owners wish to promote the site for inclusion in any future review of housing land. The Clerk informed Members that this information had been passed to the Neighbourhood Development Plan consultant, Foxley Tagg, and the Neighbourhood Development Plan group.
3. The Clerk read a communication from Mr Ian Beer, President of the Sports Federation of Ledbury. Mr Beer expresses his concerns generally regarding the lack of sports provision in the town as designated by Sport England, and more particularly about the effects of 600 more homes being built in Ledbury, without new sports facilities being allocated.

**P.70 - 05.17 DATE OF NEXT MEETING AND ITEMS FOR THE AGENDA**

The next scheduled meeting of the Economic Development & Planning Committee will be on Thursday, 22<sup>nd</sup> June 2017.

The meeting closed at 9.08pm.

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