



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 13th December 2016

To: All Members of the Planning & Highways Committee:
Councillors R Pendleton (Chair), Thomas (Vice-Chair), Barton, Davies,
Freedland, Lacey, A Pendleton, Rosser, Rumsey and Taylor.
(Copies to other Councillors for information)

NOTICE OF MEETING

You are hereby summoned to attend a meeting of the **Planning & Highways Committee** to be held on **Monday 19th December 2016** commencing at **18:00 hours** in the Council Offices, 17 West Street, Leominster HR6 8EP.

Paul Russell
TOWN CLERK

AGENDA

- 1. APOLOGIES FOR ABSENCE**
Schedule 12 of the Local Government Act 1972 requires a record be kept of the members present and that this record form part of the minutes of the meeting. Members who cannot attend a meeting should tender apologies to the Town Clerk as it is usual for the grounds upon which apologies are tendered also to be recorded. Under Section 85(1) of the Local Government Act 1972, members present must decide whether the reason(s) for a member's absence are acceptable.
- 2. DECLARATIONS OF INTEREST**
Under the Localism Act 2011 (sections 26-37 and Schedule 4) and in accordance with the Council's Code of Conduct, members are required to declare any interests which are not currently entered in the member's register of interests or if he/she has not notified the Monitoring Officer of it.
- 3. REQUESTS FOR DISPENSATIONS**
To consider requests for dispensations (must be notified in writing).
- 4. QUESTIONS FROM THE PUBLIC (maximum 15 minutes)**
To receive questions and statements from members of the public as provided for in Standing Orders.
- 5. MINUTES OF PREVIOUS MEETING**
To receive and approve as a correct record the minutes of the Planning & Highways Committee meeting held on 28th November 2016 (**attached**).
- 6. THE LEOMINSTER HUM**
To receive an update regarding the Hum.



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

7. PLANNING APPLICATIONS

The following applications have been received from the Planning Authority and require comment:

APPLICATION: P163601

SITE: Hay Lane Farm, Hay Lane, Kimbolton, Leominster, Herefordshire.

DESCRIPTION: Proposed erection of an agricultural workers dwelling and the erection of an agricultural building to house cattle.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=163601&search=p163601>

APPLICATION: P163652

SITE: Townsend House, 15 Green Lane, Leominster, Herefordshire, HR6 8QJ

DESCRIPTION: Installation of five rooflights (retrospective).

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=163652&search=p163652>

APPLICATION: P162556

SITE ADDRESS: Land West of Eaton Hill, Leominster, Herefordshire.

DESCRIPTION: Application amendment - erection of two poultry units, feed bins, widening of existing access, new access track and associated development.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=162556&search=P162556>

APPLICATION: P163818

SITE: 22 Caradoc Drive, Leominster, Herefordshire, HR6 8BQ

DESCRIPTION: Proposed ground floor extension.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=163818&search=p163818>

APPLICATION: P163735

SITE: 2 Burgess Gardens, Burgess Street, Leominster, Herefordshire, HR6 8DG

DESCRIPTION: (Retrospective) Timber framed side extension.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=163735&search=p163735>



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

APPLICATION: P163614
SITE: J Mart Warehouse Church Building, Burgess Street, Leominster, Herefordshire, HR6 8DE
DESCRIPTION: Propose to cover existing yard, outside sales area.
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=163614&search=p163614>

APPLICATION: P163763
SITE: Leominster Nursing And Retirement Home, 44 Bargates, Leominster, Herefordshire, HR6 8EY
DESCRIPTION: Proposed works to various trees.
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=163763&search=p163763>

APPLICATION: P163799
SITE: Fontenay, Pierrepont, Leominster, Herefordshire, HR6 8RA
DESCRIPTION: Conservatory extension to principle elevation.
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=163799&search=p163799>

APPLICATION: P163837
SITE: The Dukes Head Corn Square Leominster Herefordshire HR6 8LR
DESCRIPTION: Non-material amendment to 161473 - Conversion of existing yard area to pub garden - relocate smoking canopy, bike shelter and fence line.
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=163837&search=p163837>

8. DECISIONS

The following decisions have been made by Herefordshire Council.

Grants/Approvals

APPLICATION: P163196
SITE: 1 Broad Street, Leominster, Herefordshire, HR6 8BU
DESCRIPTION: Replacement of the existing 'HSBC' signage with 'HSBC UK' equivalents.
COMMENT: No objection
DECISION: Approved with conditions.

APPLICATION: P163046
SITE: Flats 1-79 Paradise Court, 1-6 Paradise Terrace, 32 & 34 Bridge Street, Paradise Court, Leominster, Herefordshire, HR6 8DY



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

DESCRIPTION: Replacement of all windows and patio doors.
COMMENT: No objection subject to the views of the Conservation officer and the structure meeting building regulations.
DECISION: Approved with conditions.

APPLICATION: P163048
SITE: 6a Corn Street, Leominster, Herefordshire, HR6 8LX
DESCRIPTION: External and internal works to include removing plaster and replastering with K Rend. Erection of scaffolding.
COMMENT: No objection
DECISION: Approved with conditions.

APPLICATION: P163197
SITE: 1 Broad Street, Leominster, Herefordshire, HR6 8BU
DESCRIPTION: Replacement of the existing 'HSBC' signage with 'HSBC UK' equivalents.
COMMENT: No objection
DECISION: Approved with conditions.

APPLICATION: P163403
SITE: Gable End, Ashfield Lane, Leominster, Herefordshire, HR6 8RG
DESCRIPTION: Proposed change of height to existing boundary wall.
COMMENT: No objection
DECISION: Approved with conditions.

APPLICATION: P163078
SITE: Petrol Filling Station, Morrisons Supermarket, Barons Cross Road, Leominster, Herefordshire, HR6 8RH
DESCRIPTION: Proposed side extension to an existing PFS Kiosk. The extension will provide additional retail space. The proposed materials to be brick work to match the existing PFS Kiosk, air & vac relocated and 5 new parking bays.
COMMENT: No objection
DECISION: Approved with conditions.

9. HIGHWAYS

- (a) **Bargates Traffic Lights** – To receive an update regarding this matter.
- (b) **ZC5, Mappenors Lane** – To consider the proposal to divert this footpath moved to north side of hedge, or a path added along river bank then up hill to connect with the next footpath, to secure access along the remaining 'green corridor'. Cost would be mainly legal paperwork, not construction.
- (c) **Freight Survey** – Herefordshire, Shropshire and Telford and Wrekin Councils and the Marches Local Enterprise Partnership have commissioned “MDS Transmodal”, a specialist freight transport consultancy, to develop a freight strategy for the Marches.



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Acknowledging the changes in lifestyles, particularly with regard to deliveries of online shopping in rural areas, we would like to know your views on freight transport in your area. Freight transport in this context means the carriage of goods between an origin and a destination by freight vehicles for commercial reasons; this includes journeys by heavy goods vehicles (HGVs) and many journeys made by 'white vans' and farm vehicles.

Alongside a separate consultation exercise with businesses located in the Marches, we would like to understand the priorities of, and the key issues that affect, the parishes and towns in relation to freight activity. We would also like to obtain the views of parish and town councils on potential measures that could be effective in addressing these issues.

<https://goo.gl/forms/DhfUBK2rzfYVGPJO2>. The deadline for completion of the survey, **which must be completed online**, is **30 January 2017**.

- (d) **427 Bus Service** – A Pilot Scheme to provide the 427 Minibus Club on a Tuesday 10th January, 7th February and 7th March 2017 will be trialled. The times of the service will change to meet the needs of the customers for these dates with the first pick up at 10.30 a.m. then returning at 1.30 p.m.

10. DATE OF NEXT MEETING

The next meeting will be held on Monday 12th January 2017 at 18:00hrs in the Council Chamber, 11 Corn Square, Leominster HR6 8YP.

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 28th November 2016 commencing at 18:00 hours in the Council Offices, 17 West Street, Leominster HR6 8EP.

MEMBERS PRESENT: Councillors R Pendleton (Chair), Thomas (Vice Chair), Barton, Davies, Lacey, A Pendleton, Rosser and Rumsey.

ALSO PRESENT: Ward Cllr Bartlett and six members of the public.

OFFICERS PRESENT: Town Clerk.

PH86/16 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Freedland and Taylor.

PH87/16 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH88/16 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH89/16 QUESTIONS FROM THE PUBLIC

There were six members of the public present. Representations were received on the following planning applications:

- 163042 – Representations were received in support of this application.
- 163445 – Representations were received objecting to this application including:
 - Concern regarding the introduction of a hot food element and the potential smell;
 - The premises was sited between two very busy junctions;
 - The property was not a commercial property but a converted residential property;
 - Parking issues;
 - Detrimental to the amenity of neighbouring properties.

PH90/16 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 7th November 2016 be agreed and signed as a correct record.

PH91/16 THE LEOMINSTER HUM

No further information had been received from BPI following the completion of the noise survey. In addition no response had been received following the request for a factory visit, a copy of the report and a meeting. It was agreed to pursue this urgently.

PH92/16 PLANNING APPLICATIONS

It was **RESOLVED** to submit the following comments to Herefordshire Council:

APPLICATION: P163285

SITE: Brook Hall, 27 Broad Street, Leominster, Herefordshire, HR6 8BT

DESCRIPTION: Proposed conversion of ground and first floors into 4 self-contained flats.

COMMENT: No objection to this application providing the following conditions were addressed:

- That the views of the Conservation Officer were taken into consideration;
- The concerns raised by local residents regarding the proposals were fully considered;
- That the points raised in the report submitted by Mr James were addressed fully;
- That all features of architectural and historical significance were protected and could be retrieved in the future.

APPLICATION: P163287

SITE: Brook Hall, 27 Broad Street, Leominster, Herefordshire, HR6 8BT

DESCRIPTION: Proposed conversion of ground and first floors into 4 self-contained flats.

COMMENT: No objection to this application providing the following conditions were addressed:

- That the views of the Conservation Officer were taken into consideration;
- The concerns raised by local residents regarding the proposals were fully considered;
- That the points raised in the report submitted by Mr James were addressed fully;
- That all features of architectural and historical significance were protected and could be retrieved in the future.

APPLICATION: P163403

SITE: Gable End, Ashfield Lane, Leominster, Herefordshire, HR6 8RG

DESCRIPTION: Proposed change of height to existing boundary wall.

COMMENT: No objection.

APPLICATION: P163445

SITE ADDRESS: Land at Eaton Hill, Leominster, Herefordshire, HR6 0DG.

DESCRIPTION: Proposed dwelling.

COMMENT: No objection

APPLICATION: P161181
SITE: Land at Chipps House, Ivington, Leominster, Herefordshire, HR6 0JH
DESCRIPTION: Application amendment - alteration of Chipps House to create three apartments. Demolition of modern farm buildings and the conversion of and extension to the remaining barns to create four dwellings.
COMMENT: No objection to this application providing the following conditions were addressed:

- That the views of the Conservation Officer were taken into consideration;
- The concerns raised by local residents and Heritage England regarding the proposals were fully considered;
- That all features of architectural and historical significance were protected and could be retrieved in the future.

APPLICATION: P161180
SITE: Land at Chipps House, Ivington, Leominster, Herefordshire, HR6 0JH
DESCRIPTION: Application amendment - Alteration of Chipps House to create three apartments. Demolition of modern farm buildings and the conversion of and extension to the remaining barns to create four dwellings.
COMMENT: No objection to this application providing the following conditions were addressed:

- That the views of the Conservation Officer were taken into consideration;
- The concerns raised by local residents and Heritage England regarding the proposals were fully considered;
- That all features of architectural and historical significance were protected and could be retrieved in the future

APPLICATION: P163042
SITE: Shop, 1-3 Castlefields, Leominster, Herefordshire, HR6 8BG
DESCRIPTION: Change of use part of the shop to hot food takeaway (use class A5) and the installation of an extraction flue.
COMMENT: Recommend refusal to this application for the following reasons:

- The proposal was inappropriate for the area;
- There was inadequate parking to serve the premises;
- There were concerns regarding highway safety;
- All the concerns raised by local residents must be taken into consideration.

If Herefordshire Council is minded to approve this application Leominster Town Council formally requests that:

- That strict controls are put in place to control the waste storage and the smell of the hot food being prepared for sale;
- That measures are taken to provide distinction between the commercial operation and the residential element of the property;
- That the application is considered by the Herefordshire Planning Committee to allow local residents to raise objections directly.

APPLICATION: P163507

SITE: Fern Bank, 9 Pierrepont, Leominster, Herefordshire, HR6 8RB

DESCRIPTION: Remove retaining wall and steps. Build new retaining wall, steps and tarmac area to provide off road parking for two vehicles.

COMMENT: No objection.

APPLICATION: P163586

SITE: Land to the rear of 38 Buckfield Road, Leominster, Herefordshire.

DESCRIPTION: Propose to remove trees.

COMMENT: This application is misleading and contains a number of errors in it, including the ownership of the trees, which is not Leominster Town Council. It is recommended that the application is returned to the applicants and that the true owner of the land the trees are located is identified prior to this being progressed further.

APPLICATION: P163653

SITE: Wellswood House, 149 Bargates, Leominster, Herefordshire, HR6 8QT

DESCRIPTION: Propose to fell Copper Beech (T1) and replant with one standard Beech at other end of garden.

COMMENT: It is requested that further details be obtained from the Tree Surgeon regarding the health of the tree in question prior to any decision being taken. If the tree is removed then it should be a condition of the permission to replace it with a similar species.

APPLICATION: P163562

SITE: Land between Wharton Cottage and Bannut Tree Cottage, Wharton, Leominster, Herefordshire.

DESCRIPTION: Application for approval of reserved matters following outline approval (P140570/O).

COMMENT: No objection

PH93/16 DECISIONS

The following decisions made by Herefordshire Council were noted.

Grants/Approvals

APPLICATION: P162547

SITE: 6 Land at Copper Beech Close, Leominster,
Herefordshire, HR6 8LE

DESCRIPTION: Proposed single storey dwelling.

COMMENT: The Committee had no objection to the proposal, provided that no concerns were raised after review by the Council's Tree Warden.

DECISION: Approved with conditions.

APPLICATION: P162680

SITE ADDRESS: 40 Far Meadow Road, Leominster, Herefordshire, HR6 9AB

DESCRIPTION: Proposed alterations and extensions to front and rear of dwelling.

COMMENT: No objection

DECISION: Approved with conditions.

APPLICATION: P161937

SITE: Site at The Birdcage, Barons Cross Road, Leominster, Herefordshire.

DESCRIPTION: Proposed erection of a pair of semidetached houses.

COMMENT: No objection

DECISION: Approved with conditions.

APPLICATION: P162925

SITE: Arkwright Court, Leominster, Herefordshire, HR6 8NF

DESCRIPTION: Work to 6 trees.

COMMENT: No objection subject to the views of the Tree Warden.

DECISION: Approved.

APPLICATION: P163003

SITE: Flat at 2 New Street, Leominster, Herefordshire.

DESCRIPTION: Part change of use of Flat (C3) to Funeral Directors (A1)
Flat reduced from 4 bedrooms to 2 bedrooms.

COMMENT: No objection

DECISION: Approved with conditions.

APPLICATION: P162881

SITE: Unit 17, Evans Business Centre, Brunel Road,
Leominster, Herefordshire, HR6 0LX

DESCRIPTION: Change of use to add A1 to Industrial unit with existing B1, B2 & B8.

COMMENT: No objection

DECISION: Approved with conditions.

APPLICATION: P161133
SITE: Land at Church View, Ivington, Leominster, Herefordshire
DESCRIPTION: Outline application for two number three bedroomed semi-detached properties, improved access and courtyard parking.
COMMENT: Recommend refusal, as there was a real concern that there was strong evidence of historical flooding in this area and it was recommended that the applicant revisit the Flood Report.
DECISION: Approved with conditions.

APPLICATION: P163043
SITE: 6 Chequers Inn, Etnam Street, Leominster, Herefordshire, HR6 8AE
DESCRIPTION: Proposed new link and porch area and alterations to existing toilet areas.
COMMENT: No objection
DECISION: Approved with conditions.

APPLICATION: P163044
SITE: 6 Chequers Inn, Etnam Street, Leominster, Herefordshire, HR6 8AE
DESCRIPTION: Proposed new link and porch area and alterations to existing toilet areas.
COMMENT: No objection
DECISION: Approved with conditions.

Refusals

APPLICATION: P161696
SITE: 39 Broad Street, Leominster, Herefordshire, HR6 8DD
DESCRIPTION: Proposed conversion of existing building to 3 residential units. Rear; extension to first and second floor. Roof alteration to provide top; covering to extension. Remove existing chimney stacks.
COMMENT: No objection provided adequate storage was provided for waste.
DECISION: Application refused.

APPLICATION: P161697
SITE: 39 Broad Street, Leominster, Herefordshire, HR6 8DD
DESCRIPTION: Proposed conversion of existing building to 3 residential units. Rear; extension to first and second floor. Roof alteration to provide top; covering to extension. Remove existing chimney stacks.
COMMENT: No objection provided adequate storage was provided for waste.
DECISION: Application refused.

PH94/16 HIGHWAYS

- (a) **Bargates Traffic Lights** – Committee noted that a number of concerns had been raised regarding the decision by Herefordshire Council and Balfour Beatty not to replace the barriers at this junction outside the Fish & Chip shop. The response was totally unacceptable and it was **RESOLVED** to invite Herefordshire Council to the next appropriate meeting to explain the decision fully and to answer questions.
- (b) **ZC137/P141022** – Committee noted that a meeting took place on Tuesday 14th November 2016 with the Site Agent and the PROW Officer. It was agreed that a diversion order would be submitted at either end of the development to realign the footpath. Construction was expected to be completed by summer 2017.
- (c) **S106** – The report received from Yvonne Coleman was noted.
- (d) **Flood Risk Management Strategy** – Committee noted that this public consultation would end on 30th January 2017. No comments were proposed to be submitted at this point.

PH95/16 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 19th December at 18:00hrs in the Council Chamber, 11 Corn Square, Leominster HR6 8YP, if available.

There being no other business, the meeting closed at 6:56pm.

CHAIR:

DATE: