



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 26th January 2016

To: All Members of the Planning & Highways Committee:
Councillors R Pendleton (Chair), Bartlett (Vice-Chair), Barton, Davies, Gibson,
Lacey, Marsh, Rosser, Rumsey, Taylor and Thomas.
(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 1st February 2016** commencing at **19:00 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 11th January 2016 (**attached**).



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

6. PLANNING APPLICATIONS

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

APPLICATION: P150052

SITE : Land at, and West of West Winds, Cholstrey Road, Leominster, Herefordshire

DESCRIPTION: Outline: Proposed 10 dwellings with garages and car spaces.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=150052&search=p150052>

APPLICATION: P150053

SITE : Land at, and West of West Winds, Cholstrey Road, Leominster, Herefordshire

DESCRIPTION: Outline: Proposed 25 dwellings with garages and car spaces.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=150053&search=p150053>

APPLICATION: P153685

SITE: 59 Bargates, Leominster HR6 8EY

DESCRIPTION: Proposed 1 storey extension comprising of 1 no. bedroom flat.

COMMENT: Committee wished to organise a site meeting prior to submitting comments. The Chair would respond on behalf of the Council.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=153685&search=P153685>

APPLICATION: P153763

SITE : Leominster Construction Company, Southern Avenue, Leominster, Herefordshire HR6 0QF

DESCRIPTION: Proposed extension to fabrication building.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=153763&search=p153763>

APPLICATION: P160081

SITE : Hoarstone Coppice and Walway Wood, Ivington Park, Leominster

DESCRIPTION: Proposed routine woodland thinning to various trees

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=160081&search=p160081>



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

APPLICATION: P160160
SITE : Unit 34b, Southern Avenue, Leominster HR6 0QF
DESCRIPTION: Proposed one bay extension for storage purposes
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=160160&search=p160160>

7. DECISIONS

The following decisions have been made by Herefordshire Council.

Grants/Approvals

APPLICATION: P150352
SITE ADDRESS: 3 Bridge Street, Leominster HR6 8DU
DESCRIPTION: Proposed replacement roof tiles and lead flashing around chimney. Erection of single storey conservatory (retrospective)
COMMENT: No objection in principle subject to the agreement of the Conservation Officer with regard to the suitability of the materials being proposed.
DECISION: Approved with conditions

APPLICATION: P150353
SITE ADDRESS: 3 Bridge Street, Leominster HR6 8DU
DESCRIPTION: Listed Building Consent. Proposed replacement roof tiles and lead flashing around chimney. Erection of single storey conservatory (retrospective)
COMMENT: No objection in principle subject to the agreement of the Conservation Officer with regard to the suitability of the materials being proposed.
DECISION: Approved with conditions

APPLICATION: P153307
SITE ADDRESS: 23 Pump Piece, Leominster HR6 8HR
DESCRIPTION: Proposed two storey side extension.
COMMENT: No Objection
DECISION: Approved with conditions

APPLICATION: P153326
SITE ADDRESS: 2a Rainbow Street, Leominster HR6 8DQ
DESCRIPTION: Proposed conversion of first floor flat into 2 self-contained one bed flats
COMMENT: Recommend refusal for the following reasons:

- Overdevelopment in an area that already has a high density of development;
- The proposed internal standards and space is considered inadequate;
- There is no provision indicated for the safe storage and disposal of waste.



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

- **DECISION:** Approved with conditions

Refused

APPLICATION: P150975
SITE ADDRESS: Grass verge outside Benedict Court, Southern Avenue
DESCRIPTION: Advertisement Consent: Proposed permanent double sided monolith site signage.
COMMENT: No objection
DECISION: Refused

Appeal Decision

APPLICATION: P143631
SITE: Ground floor at, 18 Burgess Street, Leominster, HR6 8DE
DESCRIPTION: Proposed change of use of ground floor commercial use to form four residential flats.
COMMENT: No Objection
DECISION: Refused

8. **NEIGHBOURHOOD PLAN**

The LANP has been submitted to Herefordshire Council for consultation.

9. **HIGHWAYS**

(a) **Consultation: Draft Herefordshire Local Transport Plan 2016-31 –**

Committee is requested to ratify the official response submitted on behalf of Leominster Town Council. A copy will be presented at the meeting.

(b) **Local Transport Initiatives –** To receive an update following the Full Council

meeting on 25th January 2016 when consideration was given to allocating a sum of money to help develop local transport initiatives.

10. **DATE OF NEXT MEETING**

The next meeting would be held on Monday 22nd February 2016 at 18:00hrs in the Council Chamber, 17 West Street, Leominster HR6 8EP.

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 11th January 2016 commencing at 18:00 hours in the Council Offices, 17 West Street, Leominster HR6 8EP.

MEMBERS PRESENT: Councillors R Pendleton (Chair), Bartlett, Barton, Davies, Lacey and Thomas.

ALSO PRESENT: Ward Cllr McCaull

OFFICER PRESENT: Town Clerk

PH96 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Gibson (work), Marsh (work), Rosser (work), Rumsey (work) and Taylor (work).

PH97 DECLARATIONS OF INTEREST

There were no declarations of interest made.

PH98 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH99 QUESTIONS FROM THE PUBLIC

There were no questions raised.

PH100 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 14th December 2015 be agreed and signed as a correct record.

PH101 PLANNING APPLICATIONS

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

APPLICATION: P153444

SITE: The Gables, Ivington Road, Newtown, Leominster HR6 8QD

DESCRIPTION: Proposed two storey extension.

COMMENT: No Objection.

APPLICATION: P153576

SITE: Land at Ebnal Close, Leominster HR6 8SL

DESCRIPTION: Proposed removal of hard landscape for former play area and the provision of 12 no. parking spaces with SUDS drainage, five new trees and turfed landscape area.

COMMENT: No Objection. Committee requested that a maintenance plan and Service Level Agreement be required as part of the permission to ensure that the new and existing trees are properly managed and maintained in the future.

APPLICATION: P153707

SITE: Walnut Tree Cottage, Brierley Lane, Leominster HR6 0NU

DESCRIPTION: Variation of Conditions 2 & 3 of planning permission DCN990583/F

COMMENT: No Objection to the removal of Condition 3 but request that Condition 2 be reworded as follows:
“The Granny Annex and the dwelling known as Walnut Tree Cottage shall not be sold separately from each other.”

APPLICATION: P153685

SITE: 59 Bargates, Leominster HR6 8EY

DESCRIPTION: Proposed 1 storey extension comprising of 1 no. bedroom flat.

COMMENT: Committee wished to organise a site meeting prior to submitting comments. The Chair would respond on behalf of the Council.

APPLICATION: P153669

SITE: Hivron, 29 Barons Cross Road, Leominster HR6 8ERL

DESCRIPTION: Proposed 2 storey rear extension

COMMENT: No Objection.

APPLICATION: P153758

SITE: The Woodlands, Ryelands Road, Leominster HR6 8PN

DESCRIPTION: Works to various trees.

COMMENT: Approved.

APPLICATION: P160018

SITE: 193 Ridgemoor Road, Leominster HR6 8UJ

DESCRIPTION: Works to various trees.

COMMENT: Approved.

Ivington Park Woodlands – A copy of the woodland management plan undertaken on behalf of the owners of Ivington Park Farm had been received. It was **AGREED** that the Tree Warden, Cllr Pendleton, be asked to review the document and recommend a response if required.

PH102 DECISIONS

The following decisions made by Herefordshire Council were **NOTED**.

Grants/Approvals

APPLICATION: P152420

SITE ADDRESS: Land at Holly Brook, Hamnish, Leominster

DESCRIPTION: Proposed new ancillary studio/workshop and accommodation for existing floristry business (and residential floristry courses) to replace existing ancillary domestic outbuilding/garage.

COMMENT: No Objection

DECISION: Approved with conditions

APPLICATION: P152465

SITE ADDRESS: Land at Longlands, Monkland Road, Barrons Cross Leominster.

DESCRIPTION: Proposed erection of 2 no. dwelling.

COMMENT: No Objection

DECISION: Approved with conditions

APPLICATION: P152776

SITE ADDRESS: 39 Etnam Street, Leominster HR6 8AE

DESCRIPTION: Replacement ventilation system with new vent duct.

COMMENT: No Objection

DECISION: Approved with conditions

APPLICATION: P152777

SITE ADDRESS: 39 Etnam Street, Leominster HR6 8AE

DESCRIPTION: Listed Building Consent: Replacement ventilation system with new vent duct.

COMMENT: No Objection

DECISION: Approved with conditions

APPLICATION: P152800

SITE ADDRESS: The Granary, Widgeon Farm, Hamnish, Leominster HR6 0QN

DESCRIPTION: Proposed outdoor riding arena.

COMMENT: No Objection

DECISION: Approved with conditions

APPLICATION: P152990

SITE ADDRESS: Land to rear of Howard Cottage, Barons Cross Road, Leominster.

DESCRIPTION: Variation of Condition 2 of Planning Permission N123271/F (Construction of 5 detached dwellings).

COMMENT: No Objection

DECISION: Approved with conditions

APPLICATION: P153173

SITE ADDRESS: Bridge Street Sports Centre, Prince of Wales Business Park, Leominster HR6 8EA

DESCRIPTION: Proposed change of use of part of the premises from D2 to D1 for a five year lease.

COMMENT: No Objection

DECISION: Approved with conditions

APPLICATION: P153326
SITE ADDRESS: 2a Rainbow Street, Leominster HR6 8DQ
DESCRIPTION: Proposed conversion of first floor flat into 2 self-contained one bed flats
COMMENT: Recommend refusal for the following reasons:

- Overdevelopment in an area that already has a high density of development;
- The proposed internal standards and space is considered inadequate;
- There is no provision indicated for the safe storage and disposal of waste.

DECISION: Approved with conditions

APPLICATION: P153307
SITE ADDRESS: 23 Pump Piece, Leominster HR6 8HR
DESCRIPTION: Proposed two storey side extension.
COMMENT: No Objection

Refusals

APPLICATION: P152174
SITE ADDRESS: Rosemundy, Widgeon Hill Barns, Hamnish, Leominster HR6 0QN
DESCRIPTION: Proposed conservatory.
COMMENT: No Objection
DECISION: Refused

APPLICATION: P152657
SITE ADDRESS: Land to the north-west of Holly Brook, Hamnish, Leominster
DESCRIPTION: Outline: Proposed two new detached houses (including detached garages), change of use of agricultural land to two new residential curtilages and vehicular new site entrance.
COMMENT: Recommend refusal to this application as it is against the emerging Leominster Neighbourhood Plan. The Council also wishes to support the objections submitted from local residents.
DECISION: Refused

Additional Information

Planning Applications 15/00052 and 15/00053

Committee **NOTED** the further information received from the Architects regarding these planning applications which were recently deferred by the Herefordshire Council Planning Committee.

It was further noted that both applications would now be considered as one following the Herefordshire Council Planning Committee meeting and site visit. It was expected that the access on to Ginhall Lane would be removed from the plan.

PH103 NEIGHBOURHOOD PLAN

Committee **NOTED** that the following progress had been made:

- The Basic Conditions Statement had been reviewed and considered complete;
- The Consultation Statement had been reviewed and updated;
- The composite proposals maps had been completed;
- The text of the final version of the LANP had been reviewed, amended and submitted to Orphans Press for updating.

Committee **AGREED** that the revised plan be formally submitted to Herefordshire Council for examination prior to referendum. It was agreed to formally record

PH104 HIGHWAYS

- (a) **Consultation: Draft Herefordshire Local Transport Plan 2016-31 –** Committee **NOTED** that Herefordshire Council was seeking comments on its next local transport plan which would cover the period 2016-31. It sets out the longer term proposals for new infrastructure, maintaining the highway network, supporting new homes and jobs and support for walking, cycling and public transport. The consultation had been extended until 5pm on Friday 29 January 2016.

It was **AGREED** that Cllr Bartlett would review the document and submit comments to the Clerk prior to them being submitted to Herefordshire Council.

- (b) **Green Lane/Ginhall Lane –** Committee **NOTED** the concerns raised regarding Ginhall Lane being used as a rat run and vehicles not observing the no right turn at the Green Lane/Ginhall Lane junction.

It was **RESOLVED** that the following actions would be pursued:

- Request that Ginhall Lane be subject to a 30mph speed limit;
- Request that the junction with Green Lane be revised to ensure that no vehicle could make a right hand turn;
- Request that the Police carry out enforcement action at the junction against any vehicle making an illegal right hand turn.

- (c) **Bus Service 427 –** Committee discussed the discontinuation of this route by Herefordshire Council due to the high level of subsidy required and options available to either save or replace it. It was **NOTED** that a meeting with surrounding parishes was currently being organised to discuss this matter and it was agreed to defer a decision until that meeting had taken place.

It was noted that one option might be the development of a community transport scheme either with an existing provider or setting up a joint scheme with local parishes. This option would be part of the wider discussions.

PH105 DATE OF NEXT MEETING

Committee **NOTED** that the next meeting would be held on Monday 1st February 2016 at 18:00hrs in the Council Chamber, 17 West Street, Leominster HR6 8EP.

There being no other business the meeting closed at 7.00pm.

CHAIR:

DATE: