

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 7th October 2019 commencing at 19:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

MEMBERS PRESENT: Councillors Rosser (Chair), Herschy and Preece.

OFFICER PRESENT: Town Clerk.

PH70/19 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Rumsey, Thomas and Williams.

PH71/19 DECLARATIONS OF INTEREST

The following Declarations of Interest was made:

- Cllr Herschy: P192900 & P193220

PH72/19 HEREFORDSHIRE COUNCIL MEMBERS

No Herefordshire Council members were present.

PH73/19 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH74/19 QUESTIONS FROM THE PUBLIC

No members of the public were present. No matters were raised.

PH75/19 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 19th August 2019 be agreed and signed as a correct record.

PH76/19 PLANNING

(a) Planning applications – It was **RESOLVED** to submit the following comments to Herefordshire Council:

APPLICATION: P192900

SITE: 40 Broad Street, Leominster HR6 8BS

DESCRIPTION: Repair and conversion of existing barn into a single family home.

COMMENT: Recommend refusal for the following reasons:

- The balconies and patios within the proposal will result in an unacceptable level of overlooking into the gardens neighbouring properties;
- The proposal does have a number of other overlooking issues that need to be addressed;

- There is concern at the proposal to create a rear access into the property as this will damage the burgage wall, which must be protected;
- There is concern that the trees both on this property and in the neighbouring properties may be threatened and will not be protected in the future, and that applications will be submitted for removal of species such as yew.

APPLICATION: P193220
SITE: 40 Broad Street, Leominster HR6 8BS
DESCRIPTION: Listed Building Consent: Repair and conversion of existing barn into a single family home.
COMMENT: Recommend refusal for the following reasons:

- The balconies and patios within the proposal will result in an unacceptable level of overlooking into the gardens neighbouring properties;
- The proposal does have a number of other overlooking issues that need to be addressed;
- There is concern at the proposal to create a rear access into the property as this will damage the burgage wall, which must be protected;
- There is concern that the trees both on this property and in the neighbouring properties may be threatened and will not be protected in the future, and that applications will be submitted for removal of species such as yew.

APPLICATION: P193025
SITE: Priory Croft, Old School Rd, Leominster, HR6 8NJ
DESCRIPTION: Proposed change of use from dwelling to residential, institutional bedroom accommodation.
COMMENT: No objection.

APPLICATION: P193028
SITE: Crabtree Cottage, Hyde Ash, Leominster HR6 0JR
DESCRIPTION: Proposed extension to annexe.
COMMENT: No objection.

APPLICATION: P193040
SITE: Unit B1, Leominster Enterprise Park HR6 0LX
DESCRIPTION: Installation of a new entrance door to the south elevation with canopy and internal alterations.
COMMENT: No objection.

APPLICATION: P193055
SITE: Unit 1, Brierley Way, Leominster HR6 0RW
DESCRIPTION: Steel portal framed light industrial building
COMMENT: No objection.

APPLICATION: P193124
SITE: The Vergers House, The Priory, Leominster, HR6 8EQ
DESCRIPTION: T1 - Judus Tree - in need of 15% Reduction as it is overhanging the house and it has already had a branch failure.

COMMENT: No objection subject to the reduction be no more than 15% and no boughs are removed.

APPLICATION: P193249
SITE: 2 Thomas Court, Green Lane, Leominster, HR6 8QJ
DESCRIPTION: Proposed works to T1: Variegated Acer - reduce crown back to the original pruning points and balance crown. Too large for area, more light in garden required.

COMMENT: No objection subject to the reduction be no more than 15% and no boughs are removed.

PH77/19 DECISIONS

Committee noted the following planning decisions by Herefordshire Council:

APPLICATION: P192193
SITE: Annadale, Caswell Terrace, Leominster HR6 8BB
DESCRIPTION: Removal of 2 no. timber sheds and construction of rear two storey extension.

COMMENT: No objection
DECISION Approved with Conditions

APPLICATION: P192970
SITE: LWC Ltd, Southern Avenue, Leominster HR6 0QF
DESCRIPTION: Non Material amendment to application 184577 (Proposed canopy at rear of site). Amendments - addition of vertical cladding to the rear elevation.

COMMENT: No objection.
DECISION Approved

APPLICATION: P190923
SITE: 2 - 4 Church Street, Leominster HR6 8NE
DESCRIPTION: LBC – Proposed like for like replacement of sash windows.

COMMENT: Committee wished to support this application.
DECISION Refused.

APPLICATION: P191768
SITE: Land adjoining Glaslyn, Barons Cross Rd, Leominster
DESCRIPTION: Proposed non-material amendment to planning permission ref: 180198 (proposed erection

COMMENT: Noted.
DECISION Approved with Conditions.

PH78/19 HIGHWAYS AND PARKING MATTERS

- (a) **Highway & Parking Matters** – Committee noted the following any parking and highway matters:
- Temporary traffic lights – It was noted that requests to remove temporary lights once work has been completed are acted upon and the lights should be removed within 24 hours;
 - Cllr Rosser had undertaken an inspection of the town centre highway network with the Locality Steward. Around 90% of the faults identified had already been recorded and were on the Balfour Beatty system. A number of additional items were identified for repair;
 - The standard of works to replace the highway following the installation of fibre cabling in the town centre was not adequate and would be addressed by Herefordshire Council in consultation with the company involved;
 - It was agreed to request Herefordshire Council to instruct Balfour Beatty to collect temporary signage relating to road works and traffic diversions which had not been removed once works had been completed.
- (b) **The Hum** – Committee requested that the annual catch-up meeting between the Town Council, BPI and Herefordshire Council be arranged as soon as practicable.

PH79/19 LICENCING MATTERS

No licencing applications have been received to consider.

PH80/19 DATE OF NEXT MEETING

Following discussion, it was **RESOLVED** that the next meeting would be brought forward and held on Monday 28th October 2019 in the Council Offices, 11 Corn Square, Leominster, HR6 8YP commencing at 6:00pm. The meeting scheduled for 4th November 2019 would be cancelled and rescheduled to take place on Monday 18th November 2019 at 6pm.

There being no other business the meeting closed at 6:40pm.

CHAIR:

DATE: