



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 14th March 2017

To: All Members of the Planning & Highways Committee:
Councillors R Pendleton (Chair), Thomas (Vice-Chair), Barton, Davies,
Freedland, Lacey, A Pendleton, Preece, 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 20th March 2017** 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 6th March 2017 (**attached**).
- 6. THE LEOMINSTER HUM**
To receive a verbal update.



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

7. PLANNING APPLICATIONS

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

APPLICATION: P163285

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

DESCRIPTION: Proposed conversion of ground floor only into 2 self-contained flats.

LINK:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=163285&search=163285

APPLICATION: P163287

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

DESCRIPTION: Proposed conversion of ground floor only into 2 self-contained flats.

LINK:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=163287&search=163287

APPLICATION: P170524

SITE: Land at Brick House Farm, Brierley, Leominster, Herefordshire, HR6 0NT

DESCRIPTION: Approval of Reserved Matters for access, layout, landscaping, scale and appearance (P160553/0).

LINK:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=170524&search=170524

APPLICATION: P170595

SITE: The Lilacs, Laundry Lane, Leominster, Herefordshire, HR6 8JT

DESCRIPTION: Removal of condition 3 (DCNC2006/2898/F) creation of an ancillary annexe. Remove condition in order to separate into two properties.

LINK:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=170595&search=170595

APPLICATION: P170779

SITE: Meath House, Mill Street, Leominster, Herefordshire, HR6 8EF



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

DESCRIPTION: Propose to crown reduce 1 x Willow tree (T1) by 30%.
Crown reduce 1 x Walnut tree (T2) by 30%.

LINK:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=170779&search=170779

APPLICATION: P170798

SITE: 137 Bargates, Leominster, Herefordshire, HR6 8QS

DESCRIPTION: Works to various Conifers.

LINK:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=170798&search=170798

8. DECISIONS

To note the following decisions made by Herefordshire Council:

APPLICATION: P161189

SITE: Land adjoining Hengrave Green, Ivington, Leominster, Herefordshire, HR6 0JL

DESCRIPTION: Erection of 7 dwellings with associated vehicular access, parking and landscaping (Outline).

COMMENT: No objection

DECISION: Approved with conditions

APPLICATION: P170026

SITE: The Spinney, Ginhall Lane, Leominster HR6 8RD

DESCRIPTION: Works to various trees

COMMENT: Defer response until the Parish Tree Warden had carried out an inspection of the trees and assessed what was being proposed.

DECISION: Trees covered by TPO – Consent

APPLICATION: P170225

SITE: 26 Burgess Street, Leominster HR6 8DE

DESCRIPTION: Proposed works to Ash Tree. Crown lift to allow light into owners and neighbouring properties. Deadwood the tree to make safe.

COMMENT: No objection

DECISION: Trees in a conservation area – works can proceed.

9. LEOMINSTER AREA NEIGHBOURHOOD PLAN

A verbal update will be provided if available.

10. HIGHWAYS AND PARKING MATTERS

To receive a verbal update on the progress of outstanding highway and parking matters



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

11. DATE OF NEXT MEETING

The next meeting will be held on Monday 10th April 2017 at 19:00hrs in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 6th March 2017 commencing at 19:00 hours in the Council Offices, 17 West Street, Leominster HR6 8EP.

MEMBERS PRESENT: Councillors R Pendleton (Chair), Thomas (Vice-Chair), Barton, Davies, A Pendleton, Preece, Rumsey and Taylor.

ALSO PRESENT: Ward Cllrs Bartlett, Norman and Stone and four members of the public.

OFFICERS PRESENT: Town Clerk.

PH140/16 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Lacey (illness), Freedland and Rosser (work).

PH141/16 DECLARATIONS OF INTEREST

There were no Declarations of Interest was made.

PH142/16 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH143/16 QUESTIONS FROM THE PUBLIC

Four members of the public and three Ward Councillors were present. The following matters were raised:

- (a) **S106 Contribution Request** – Committee was requested to consider requesting S106 contributions towards the upkeep and improvement of Leominster Football Club's ground and facilities in the future. The Football Club was requested to submit an outline of the improvements it was planning. Consideration would also be given to including the Football Ground in the Leominster Area Neighbourhood Plan infrastructure list.
- (b) **Leominster HUM** – Committee noted the following comments:
- Concern was expressed that both the Council and local residents were still awaiting a formal response from BPI despite the noise survey being completed in September 2016;
 - Residents requested that the Town Council arrange a meeting between residents, BPI and RPS to provide an update and an overview of planned improvements;
 - Although the Hum had become quieter following the survey the noise level was beginning to increase.

Committee **AGREED** to contact BPI with the above requests and to assist where possible in enabling a further meeting.

(c)

Highway Matters – Committee noted the following concerns:

- Concern was expressed regarding the safety of the Barons Cross junction;
- Concern was also expressed regarding the new signage, following the implementation of the new 30mph speed limit. Signage was very poor and needed improving significantly;
- Although a request had been submitted to provide a pedestrian crossing in this area nothing had progressed;
- The road surface both here and throughout Leominster was in a very poor state of repair and required urgent improvement;
- A number of recent highway incidents had occurred in this area and the improvement of this junction required urgent attention.

Committee **AGREED** to investigate the possibility of siting a Speed Indicator Device (SIDs) and to submit the concerns above to the relevant Officers at Herefordshire Council for action.

PH144/16 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 13th February 2017 be agreed and signed as a correct record.

PH145/16 THE LEOMINSTER HUM

This matter was dealt with under Minute 143/16.

PH146/16 PLANNING APPLICATIONS

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

APPLICATION: P170233

SITE: The Cemetery, Hereford Road, Leominster HR6 8JS

DESCRIPTION: Change of use of land to provide 1209 burial spaces and ensure burial provision for the Leominster area for ninety years. Access roadways to the extension will be created from the existing cemetery

COMMENT: No Objection.

APPLICATION: P170258

SITE: 17 West Street, Leominster HR6 8EP

DESCRIPTION: Change of use to restaurant to include A3, A4 and A5 use

COMMENT: The application was noted.

APPLICATION: P170282

SITE: 15 Croft Street, Leominster HR6 8LA

DESCRIPTION: Two storey rear extension.

COMMENT: No objection

APPLICATION: P170297

SITE: 39 Broad Street, Leominster HR6 8DD

DESCRIPTION: Conversion of single dwelling to form three separate town houses

COMMENT: Recommend refusal to this application on the following grounds:

- There is insufficient space to store waste;
- There is a concern that waste disposal could cause both a highway and health hazard due to the pavements being blocked by waste on collection day;
- The proposal would result in the loss of a reasonably sized dwelling;
- The application should be subject to the views of the Conservation Officer.

APPLICATION: P170348
SITE: Meadway, Portna Warden Lane, Leominster HR6 8RS
DESCRIPTION: Erection of single storey side and rear extension.
COMMENT: No objection.

APPLICATION: P170548
SITE: 127 Bargates, Leominster HR6 8QS
DESCRIPTION: Works to three trees. Silver Birch, Twisted Willow and Ash Trees
COMMENT: Delegate response to the Council Tree Wardens.

APPLICATION: P170571
SITE: 11 Corn Square, Leominster HR6 8YP
DESCRIPTION: Fell three Lleylandi.
COMMENT: The application was noted.

APPLICATION: P170275
SITE: Land adjoining The Hop Pole, Bridge Street, Leominster
DESCRIPTION: Proposed terrace of 3 cottages
COMMENT: Recommend refusal to this application on the following grounds:

- Despite requests being submitted to organise a site visit the Town Council has been frustrated in its wish to properly discuss the three applications with the developer;
- The applications 170275, 170276 and 170277 should be submitted as a single full planning application as they all relate to the same site;
- There is insufficient space to store waste;
- The application to register the site as a Community Asset submitted in December 2016 should be allowed to go through its full process prior to the determination of this application;
- The Committee fully supports the recommendation by West Mercia Police to design out crime and/or

- fear of crime and to promote community safety within the scheme;
- There is historically significant architectural features in the existing building (medieval cruck roof) which should be protected;
- The proposal will have an adverse effect on the entrance to the town of Leominster.

It was agreed to approach Heritage England regarding the possibility of listing the building due to its historical importance.

APPLICATION: P170276

SITE: Land at The Hop Pole, Bridge Street, Leominster

DESCRIPTION: Proposed conversion of public house into 3 self contained residential units

COMMENT: Recommend refusal to this application on the following grounds:

- Despite requests being submitted to organise a site visit the Town Council has been frustrated in its wish to properly discuss the three applications with the developer;
- The applications 170275, 170276 and 170277 should be submitted as a single full planning application as they all relate to the same site;
- There is insufficient space to store waste;
- The application to register the site as a Community Asset submitted in December 2016 should be allowed to go through its full process prior to the determination of this application;
- The Committee fully supports the recommendation by West Mercia Police to design out crime and/or fear of crime and to promote community safety within the scheme;
- There is historically significant architectural features in the existing building (medieval cruck roof) which should be protected;
- The proposal will have an adverse effect on the entrance to the town of Leominster.

It was agreed to approach Heritage England regarding the possibility of listing the building due to its historical importance.

APPLICATION: P170277

SITE: Land fronting Mill Street at The Hop Pole, Bridge Street, Leominster

DESCRIPTION: Outline: Proposed site for housing development for terrace of 10 dwellings

- COMMENT:** Recommend refusal to this application on the following grounds:
- Despite requests being submitted to organise a site visit the Town Council has been frustrated in its wish to properly discuss the three applications with the developer;
 - The applications 170275, 170276 and 170277 should be submitted as a single full planning application as they all relate to the same site;
 - There is insufficient space to store waste;
 - The application to register the site as a Community Asset submitted in December 2016 should be allowed to go through its full process prior to the determination of this application;
 - The Committee fully supports the recommendation by West Mercia Police to design out crime and/or fear of crime and to promote community safety within the scheme;
 - There is historically significant architectural features in the existing building (medieval cruck roof) which should be protected;
 - The proposal will have an adverse effect on the entrance to the town of Leominster.

It was agreed to approach Heritage England regarding the possibility of listing the building due to its historical importance.

PH147/16 DECISIONS

The following grants and refusals were noted:

Grants/Approvals

APPLICATION: P163890
SITE: 5 Castle Fields, Leominster, HR6 8BG
DESCRIPTION: Proposed domestic single storey front extension, new sunroom extension to rear and associated alterations
COMMENT: No objection
DECISION: Approved

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.
COMMENT: No objection
DECISION: Approved with conditions

APPLICATION: P163972
SITE: Glaslyn, Barons Cross Rd, Leominster, HR6 8RS

DESCRIPTION: Erection of outbuilding for a purpose incidental to the enjoyment of the dwelling house (storage of classic vehicles)

DECISION: Approved with conditions

COMMENT: No objection

APPLICATION: P164015

SITE: 46 South Street, Leominster

DESCRIPTION: Proposed change of use of ground floor shop into flat

COMMENT: Support the application

DECISION: Approved with conditions

APPLICATION: P164154

SITE: Brantwood, Hereford Road, Leominster HR6 8JU

DESCRIPTION: Proposed rear extension

COMMENT: No objection

DECISION: Approved

Refusals

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.

DECISION: Refused.

PH148/16 LEOMINSTER AREA NEIGHBOURHOOD PLAN

Committee noted that final amendments would be made to the Neighbourhood Plan over the next few weeks in order for it to progress to Regulation 16. Further funding was being sought to complete the Plan.

PH149/16 HIGHWAYS

- (a) **A49 Proposals** – Committee noted the concerns raised by the Herefordshire Transport Alliance regarding the longer term potential implications of Herefordshire Council’s Transport Plan Strategy for major road infrastructure for the County and agreed to register its concerns regarding the potential of increased air pollution and its disappointment that no progress had been made to provide the Leominster Southern Link Road.
- (b) **Highway Repairs** – Committee noted the confirmation received from Herefordshire Council that remedial pothole repairs had taken place in Ryelands Road on Friday 20th January 2017 and were done to a good but temporary standard. These repairs will be monitored by the Locality Steward for the area on a regular basis. With regard to the resurfacing of Ryelands Road, Herefordshire Council was currently strongly considering that this is included in the 2017/18 programme of works. Once the 2017/18 Annual Plan is in place it would be delivered to all Councillors for their information.

A further email of complaint regarding the poor state of the highways in Leominster had been forwarded to all Ward Councillors and Cllr Rone, Cabinet Lead Member for Roads and Transport. Committee **RESOLVED** to request that Herefordshire Council develops a Leominster wide approach to highway improvements as a matter of urgency to address the many issues identified.

PH150/16 PARKING

- (a) **Etnam Street Parking Proposals** – Committee considered the proposals developed relating to the Etnam Street car park. Following discussion Committee **RESOLVED** to submit the following proposals to Herefordshire Council:

Main Etnam Street Car Park

- Retain main car park as a 4 hour maximum stay;
- Retain existing fees as currently charged;
- Consider the asset transfer of car park from Herefordshire Council to Leominster Town Council
- Commence negotiations to transfer the car park.

Overspill Etnam Street Car Park

- Delete the 4 hour maximum stay and change to all day (8am to 6pm);
- Adopt the revised fees as set out in the table below in the short term;

