



# LEOMINSTER TOWN COUNCIL

## PLANNING & HIGHWAYS COMMITTEE

Monday 2<sup>nd</sup> September 2019

To: All Members of the Planning & Highways Committee:  
Councillors Rosser (Chair), Williams (Vice-Chair), Herschy, Preece, Rumsey  
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 9<sup>th</sup> September 2019 commencing at 19:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

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. **HEREFORDSHIRE COUNCIL MEMBERS**  
To consider resolving that the participation of those Town Councillors who are also members of Herefordshire Council in both the debate and any subsequent vote on matters contained in this agenda is on the basis that the views expressed are preliminary views taking account of the information currently available to the Town Council and that County Councillors reserve their final views on all applications until they are in full possession of all relevant information both for and against.
4. **REQUESTS FOR DISPENSATIONS**  
To consider requests for dispensations (must be notified in writing).



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5. **QUESTIONS FROM THE PUBLIC (maximum 15 minutes)**  
To receive questions and statements from members of the public as provided for in Standing Orders.
6. **MINUTES OF PREVIOUS MEETING**  
To receive and approve as a correct record the minutes of the Planning & Highways Committee meeting held on 19<sup>th</sup> August 2019.

7. **PLANNING**

- (a) **Planning applications** – The following applications have been received from the Planning Authority and require comment:

**APPLICATION:** P192745  
**SITE:** Nationwide, High Street, Leominster, HR6 8LZ  
**DESCRIPTION:** Replacement of existing fascia and projecting sign to the rear, works to include the preparation and decoration of existing shopfront.  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=192745&search=192745](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=192745&search=192745)

**APPLICATION:** P192746  
**SITE:** Nationwide, High Street, Leominster, HR6 8LZ  
**DESCRIPTION:** Replacement of existing Fascia and projecting sign  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=192746&search=192746](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=192746&search=192746)

**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.  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=192970&search=192970](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=192970&search=192970)

**APPLICATION:** P192798  
**SITE:** Land at Dukes Walk, Leominster  
**DESCRIPTION:** Proposed erection of 2 dwellings (Part retrospective)  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=192798&search=192798](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=192798&search=192798)

8. **DECISIONS**  
To note the following planning decisions that have been received from Herefordshire Council:



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**APPLICATION:** P183702  
**SITE:** Brunswick House, Hereford Road, Leominster HR6 8JS  
**DESCRIPTION:** Proposed new build mews house.  
**COMMENT:** Recommend refusal for the following reasons:

- Concern was expressed that the proposed access to the new property was too close to the existing entrance of the primary school and the school crossing;
- There were concerns regarding adequate site lines;
- The design of the proposal was out of keeping with neighbouring properties;
- The proposal did not meet the criteria set out in Policy LANP3, Small Scale Housing Development Needs in Leominster and Policy LANP19, New Build in Leominster.

**DECISION** Approved with Conditions

**APPLICATION:** P191109  
**SITE:** Annexe, Walnut Tree Cottage, Brierley, Leominster, Herefordshire HR6 0NU  
**DESCRIPTION:** Variation of Conditions 1 and 2 of planning permission 153707 (Variation of Conditions 2 and 3 of planning permission DCN990583/F) - current application to revert the granny annexe to holiday accommodation.  
**COMMENT:** Recommend refusal to the proposed variation as the original permission granted was specific in its designation that the annexe should only be used as part of the main dwelling.

**DECISION** Approved with Conditions

**APPLICATION:** P192067  
**SITE:** 1 Townsend Court, Leominster, HR6 8TD  
**DESCRIPTION:** Tree 1. Common Yew is blocking the light to the council lamp post so the light in the lamppost stays on all day. Residents would like to either have the Yew tree sided so the light goes off or bring the height down to the same height as the top of the lamppost. The yew tree is multiple stemmed and has had an obvious crown reduction in the past.

**COMMENT:** Recommend this be refused for the following reasons:

- The tree is not blocking out any light;
- Thin back the tree round the lamppost;
- Reduce the tree as required.

**DECISION** Trees covered by TPO – consent granted.

**APPLICATION:** P192248  
**SITE:** Land at Ford Bridge, Leominster, HR6 0NZ



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**DESCRIPTION:** Proposed reconductoring of 3 spans of existing 11KV overhead line and upgrade to 3 Phase (3 wires)

**COMMENT:** No objection

**DECISION** No objection.

**APPLICATION:** P192342

**SITE:** Ivington Mill, Ivington, Leominster, HR6 0JH

**DESCRIPTION:** Replacement garage/car port.

**COMMENT:** No objection.

**DECISION** Approved with Conditions

**APPLICATION:** P192449

**SITE:** Cherries, 24 Osborne Place, Leominster HR6 8BW

**DESCRIPTION:** Proposed single storey extension which extend beyond the rear wall of the dwelling by 3.5 metres. The maximum height of the enlarged part of the dwellinghouse is 3.3 metres and the height of the eaves of the enlarged part of the dwellinghouse is 3 metres.

**COMMENT:** No objection. Request clarification as to whether this development required planning permission.

**DECISION** Prior approval not required.

#### 9. HIGHWAYS AND PARKING MATTERS

(a) **Changes to Bus Services in Leominster** – To note the replies received regarding the bus service changes, which have been forwarded to all members.

(b) **Highway & Parking Matters** – To consider any parking and highway issues relating to the Parish of Leominster.

(c) **The Hum** – To note that the annual catch-up meeting between the Town Council, BPI and Herefordshire Council has not yet been arranged.

#### 10. LICENCING MATTERS

No licencing applications have been received to consider.

#### 11. DATE OF NEXT MEETING

The next meeting will be held on Monday 7<sup>th</sup> October 2019 in the Council Offices, 11 Corn Square, Leominster, HR6 8YP commencing at 7:00pm.

# LEOMINSTER TOWN COUNCIL

## PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 19<sup>th</sup> August 2019 commencing at 18:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

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**MEMBERS PRESENT:** Councillors Rosser (Chair), Williams (Vice Chair), Herschy, Rumsey and Thomas.

**ALSO PRESENT:** Ward Cllrs Bartlett, Norman and Stone

**OFFICER PRESENT:** Town Clerk.

**PH47/19 APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllr Preece.

**PH48/19 DECLARATIONS OF INTEREST**

There were no Declarations of Interest made.

**PH49/19 HEREFORDSHIRE COUNCIL MEMBERS**

Committee **RESOLVED** that the participation of those Town Councillors who are also members of Herefordshire Council in both the debate and any subsequent vote on matters contained in this agenda was on the basis that the views expressed were preliminary views taking account of the information that was currently available to the Town Council and that County Councillors reserved their final views on all applications until they were in full possession of all relevant information both for and against.

**PH50/19 REQUESTS FOR DISPENSATIONS**

No requests for dispensation had been received.

**PH51/19 QUESTIONS FROM THE PUBLIC**

The following matter was raised:

- Safety Railings, Leominster Level Crossing – Cllr Stone informed Committee that although the work to replace the safety barrier had been scheduled to take place on 12<sup>th</sup> August 2019 there had been a further delay due to the number of parties involved. The works were to be undertaken by a specialist engineering company and the traffic management provided by another contractor. Balfour Beatty and Network Rail would also be involved. All that remained was for all the parties to co-ordinate to agree a date for the works to take place. All permissions were now in place. Thanks were extended to Cllr Stone for his continued efforts, which were fully supported by the Town Council.

**PH52/19 MINUTES OF PREVIOUS MEETING**

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 5<sup>th</sup> August 2019 be agreed and signed as a correct record.

PH53/19 PLANNING

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

**APPLICATION:** P192796  
**SITE:** Westwinds, Cholstrey Road, Leominster, HR6 8RT  
**DESCRIPTION:** Application for approval of reserved matters following outline approval 160812/O. For 23 dwellings.  
**COMMENT:** No objection subject to the following conditions:

- Ensure that the dwellings were affordable to both purchase and run as outlined in the application;
- Ensure that the Space Standard criteria were met for internal space within the new dwellings;
- Ensure that all car parking surfaces used a permeable material;
- Request that each dwelling be fitted with solar panels as standard;
- Ensure that the development met the requirements of the Herefordshire Core Strategy and the Leominster Area Neighbourhood Plan (Policy LANP 15)

**APPLICATION:** P183858  
**SITE:** 29-31 South Street, Leominster, Herefordshire  
**DESCRIPTION:** Proposed conversion and change of use of No. 29 South Street from retail unit to single residential apartment. Alterations to commercial unit at No. 31.  
**COMMENT:** Recommend refusal for the following reasons:

- The proposal contained no information regarding the storage of waste;
- The dwelling did not have any access to any open space or an external yard;
- The proposal constituted over-development of an existing space;
- The proposal would result in the further loss of a commercial property in the town centre;
- The proposal does not conform with the Leominster Area Neighbourhood Plan, specifically Policies LANP 6 & 14.

**APPLICATION:** P192548  
**SITE:** Land adjacent to Grovella, Green Lane, Leominster, Herefordshire, HR6 8QW  
**DESCRIPTION:** Erection of a pair of semi-detached dwellings.  
**COMMENT:** No objection.

**APPLICATION:** P192736  
**SITE:** 12-16 High Street, Leominster, Herefordshire, HR6 8LZ

**DESCRIPTION:** Proposed HVAC system to be installed to existing Savers retail unit. 2 no. Toshiba A/C cassettes to be installed to sales floor ceiling, and 2 no. HVAC units to be installed at rear of unit.

**COMMENT:** No objection subject to neighbouring properties not being affected by any noise emissions.

**APPLICATION:** P192675

**SITE:** Upper House Farm, Upper Ivington, Leominster

**DESCRIPTION:** Application for prior notification of a proposed extension to an existing concrete yard.

**COMMENT:** Noted that this had been determined

#### **PH54/19 DECISIONS**

Committee noted the following planning decisions by Herefordshire Council:

**APPLICATION:** P181511

**SITE:** Land at Westbury House, Ryelands Road, Leominster, HR6 8NZ

**DESCRIPTION:** Proposed town centre garden mews house to enhance the setting of a listed building.

**COMMENT:** Recommend refusal to this application as it is within the Conservation Area, will be detrimental to the existing dwelling, is considered over-development of the site, is inappropriate development within a garden and will be detrimental to the local environment.

**DECISION** Approved with Conditions

**APPLICATION:** P192141

**SITE:** The Cedars - 3 Minera Gardens, Hereford Terrace, Leominster, Herefordshire, HR6 8N

**DESCRIPTION:** Retrospective application for car port.

**COMMENT:** No objection

**DECISION** Approved

**APPLICATION:** P192282

**SITE:** 1 The Meadows, Leominster, Herefordshire HR6 8QY

**DESCRIPTION:** Proposed extension

**COMMENT:** No objection

**DECISION** Approved with Conditions

#### **PH55/19 HIGHWAYS AND PARKING MATTERS**

(a) **Changes to Bus Services in Leominster** – Committee considered the proposed changes to various services in Leominster following receipt of information from Herefordshire Council. Following discussion, it was

**RESOLVED:**

- To reiterate the Town Council's concerns that no consultation had been undertaken with either the Town Council or the users of the services affected;

- To request again that the implementation of these changes be deferred because of the lack of consultation, the lack of any timetables along the routes, making it extremely difficult for potential users to actually use the service, and a lack of notice to current users;
- To request clarification as to how the services were assessed as unviable, including clarification on whether bus pass users were included in any calculations;
- To request that both Herefordshire Council and Lugg Valley Travel attend a public meeting to discuss the future of public transport in Leominster on a date to be agreed.

It was noted that no timetables had been available on some routes for the last few months keeping users of the services in the dark and with no information regarding when the buses were running.

**(b) Highway & Parking Matters** – Committee considered the proposed traffic management improvement scheme by the Primary School. Following discussion, it was **RESOLVED:**

- To support the proposals as outlined;
- To encourage the school to review and update its School Travel Plan and consider implementing a walking bus scheme;
- To offer the school funding towards the proposed 20mph signage if required.

**(c) The Hum** – Committee noted that the annual catch-up meeting between the Town Council, BPI and Herefordshire Council had not yet been arranged.

**PH56/19 LICENCING MATTERS**

No comments were made regarding the resubmitted application for Grange Court.

**PH57/19 DATE OF NEXT MEETING**

Committee noted that the next meeting would be held on Monday 9<sup>th</sup> September 2019 in the Council Offices, 11 Corn Square, Leominster, HR6 8YP commencing at 7:00pm.

There being no other business the meeting closed at 7.02pm.

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**CHAIR:**

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**DATE:**