

# LEOMINSTER TOWN COUNCIL

## PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 26<sup>th</sup> March 2018 commencing at 19:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

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**MEMBERS PRESENT:** Councillors Thomas (Chair), Rosser (Vice-Chair), Bartlett, Egan, Herschy, R Pendleton, Preece and Rumsey.

**ALSO PRESENT:** Four members of the public.

**OFFICER PRESENT:** Town Clerk.

### **PH189/17 APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllrs Davies (illness) and Freedland.

### **PH190/17 DECLARATIONS OF INTEREST**

The following Declaration of Interest was made:

- Cllr Preece: P172845 (personal)

### **PH191/17 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.

### **PH192/17 REQUESTS FOR DISPENSATIONS**

There had been no requests received.

### **PH193/17 QUESTIONS FROM THE PUBLIC**

Four members of the public were present. Representations were received regarding Planning Application P172845. It was noted that the sheds had been moved to face north/south rather than east/west, 550 additional HGV movements were predicted per annum, additional landscaping had been included, a high level of local support had been received and the proposal would make a significant contribution to the local economy.

### **PH194/17 MINUTES OF PREVIOUS MEETING**

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 5<sup>th</sup> March 2018 be agreed and signed as a correct record.

## PH195/17 PLANNING APPLICATIONS

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

**APPLICATION:** P172845  
**SITE:** Stag Batch House, Monkland Rd, Leominster HR6 9DA  
**DESCRIPTION:** Amended: Proposed erection of two table chicken buildings and associated works.  
**COMMENT:** Support the amended application.

**APPLICATION:** P180747  
**SITE:** Electricity line at Long Acres, Ebnall HR6 9AL  
**DESCRIPTION:** Proposed upgrade of existing 2 wire 11,000 volt overhead line to 3 wire line.  
**COMMENT:** No objection

**APPLICATION:** P180808  
**SITE:** Orchard House, 3 Presbytery Cl, Leominster HR6 8QP  
**DESCRIPTION:** Proposed two storey side extension and garden shed.  
**COMMENT:** No objection

**APPLICATION:** P180960  
**SITE:** Ashfield House Residential Home, Bargates, Leominster HR6 8QU  
**DESCRIPTION:** Work to Cedar Tree.  
**COMMENT:** No objection subject to the views of the Herefordshire Council Tree Officer.

**APPLICATION:** P180561  
**SITE:** 30 Middlemarch, Leominster HR6 8UR  
**DESCRIPTION:** Proposed light weight tiled roof conservatory to the rear elevation.  
**COMMENT:** No objection

**APPLICATION:** P180739  
**SITE:** Land adjoining Hengrave Green, Ivington HR6 0JL  
**DESCRIPTION:** Application for approval of reserved matters following outline approval 161189 (erection of 7 dwellings with associated vehicular access, parking and landscaping)  
**COMMENT:** No objection

**APPLICATION:** P180984  
**SITE:** 10 The Priory, Leominster HR6 8EQ  
**DESCRIPTION:** Weeping Willow – pollard.  
**COMMENT:** No objection

## PH196/17 DECISIONS

The following decisions made by Herefordshire Council were noted:

**APPLICATION:** P174167  
**SITE:** Units 15-20 Croft Business Park, Leominster HR6 0QF  
**DESCRIPTION:** Retrospective application for units 15-20 for B1 use  
**COMMENT:** Reiterate previous objections as outlined below:  
Following consideration Committee **RESOLVED** to object to this application on the following grounds:

- The proposal would have a negative impact on local residents;
- The current construction does not conform to stipulations outlined in the original planning permission;
- The windows overlooking the residential development to the rear of the development should be opaque;

*Additional Comments Submitted:*

- Windows, which should have been opaque to reduce overlooking and maintain privacy, remain clear, resulting in a complete loss of privacy for residents of Silurian Close and significant overlooking issues;
- Security lighting currently shines directly into dwellings creating both a nuisance and invasion of private space.

**DECISION:** Approved with conditions

**APPLICATION:** P174477  
**SITE:** Barn at Lower Hyde, Hyde Ash, Leominster, HR6 0JR  
**DESCRIPTION:** Proposed repair and conversion of existing barns and change of use to form a dwelling. Use of existing vehicular access and resurfacing of existing lane with hard standing adjacent to the barns  
**COMMENT:** No objection subject to a full ecology report that includes a plan for the protection of bats.

**DECISION:** Withdrawn

**APPLICATION:** P174813  
**SITE:** 9-13 Bargates, Leominster, HR6 8EX  
**DESCRIPTION:** Listed Building: Proposed restoration of gable end.  
**COMMENT:** Support this application.  
**DECISION:** Approved with conditions

**APPLICATION:** P180091  
**SITE:** Long Acre, Ebnall, Leominster HR6 9AL  
**DESCRIPTION:** Proposed extension to dropped curbs to widen access to property at both entrance points.  
**COMMENT:** No objection.  
**DECISION:** Approved with conditions

**APPLICATION:** P173760

**SITE:** Broad Farm, Leominster HR6 0AN  
**DESCRIPTION:** Retrospective erection of a sign at entrance 1.2m x 1m – 1.2m to bottom of sign above ground level.  
**COMMENT:** No objection.  
**DECISION:** Approved

**APPLICATION:** P173759  
**SITE:** Broad Farm, Leominster HR6 0AN  
**DESCRIPTION:** Retrospective: Proposed erection of small ancillary buildings and change of use from agricultural usage to provision of a play area, sandpits, car park signage and petting area.  
**COMMENT:** No objection.  
**DECISION:** Approved with conditions

### PH197/17 HIGHWAYS AND PARKING MATTERS

- (a) **A49 Roundabout, Leominster** – Committee considered options regarding potential improvement works at this roundabout. Following consideration it was **RESOLVED** to request that safe crossing places such as Pelican Crossings be provided on all three main roads. Committee requested that it be kept informed of progress.
- (b) **Highway & Parking Matters** – Concern was raised regarding the poor condition of both the road and roundabout in Southern Avenue which served the industrial estate.

It was agreed to raise the following issues with Herefordshire Council:

- The poor quality of the road surface on all approaches to the roundabout;
- The proliferation of signage;
- The poor quality and age of the signage which was having a detrimental effect on the local area;
- The poor level of maintenance the roundabout receives;

Committee agreed to request that a new corporate sign indicating all the businesses on the industrial estate be provided and that all the old signage be removed. It was also agreed to confirm who was responsible for the maintenance and upkeep of the roundabout.

### PH198/17 LEOMINSTER AREA NEIGHBOURHOOD PLAN

Committee noted that two candidate examiners had been offered to Leominster to carry out the examination of the Leominster NDP. They were:

- Deborah McCann
- Richard High

Following consideration Committee **RESOLVED** to appoint Mr Richard High to undertake the Leominster Area Neighbourhood Plan examination.

**PH199/17 DATE OF NEXT MEETING**

Committee noted that the next meeting would be held on Monday 23<sup>rd</sup> April 2018 at 19:00hrs in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 7:43pm.

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**CHAIR:**

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**DATE:**