

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

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

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

OFFICER PRESENT: Town Clerk.

PH25/19 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr Williams.

PH26/19 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH27/19 HEREFORDSHIRE COUNCIL MEMBERS

There were no Herefordshire Councillors present sitting on the Committee.

PH28/19 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH29/19 QUESTIONS FROM THE PUBLIC

There were no members of the public present. No issues were raised.

PH30/19 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 10th June 2019 be agreed and signed as a correct record.

PH31/19 PLANNING

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

APPLICATION: P191722

SITE: Former Emergency Centre, Arkwright Court,
Leominster, Herefordshire, HR6 8NF

DESCRIPTION: Proposed conversion of toilet block to one-bedroom flat. Ten mobility scooter stores with charging facilities and a new access to the public footpath. Conversion of redundant nuclear bunker to document storage facility.

COMMENT: No objection

APPLICATION: P191893
SITE: 14 School Lane, Leominster, HR6 8AA
DESCRIPTION: Change of use from residential flat back into a retail unit (retrospective).
COMMENT: Committee wished to support this application.

APPLICATION: P191989
SITE: Street Record, Knoakes Lane to C1105, Hyde Ash, Leominster HR6 0JR
DESCRIPTION: Proposed non-material amendment to planning permission 181456/F (Proposed repairing and conversion of existing barns and change of use to form a dwelling. New vehicular access, provision of an access drive and hard standing adjacent to the barns) - Fine tuning of window openings in light of more detailed survey information. Minor alteration to placement of window openings to avoid cutting existing timber frame work. Alterations to internal layout of scheme to suit new owners as the property has recently been sold. Alterations to materials palette to further retain agricultural appearance of building post-conversion.
COMMENT: Noted. Determination made. Approved.

APPLICATION: P191990
SITE: Carpenter Goodwin, 31 Bridge Street, Leominster HR6 8DU
DESCRIPTION: Proposed ground floor extension.
COMMENT: No objection subject to the provision of a sump or bund in case of spillage.

APPLICATION: P192047
SITE: Petrol Filling Station, Leominster Service Area, Ludlow Road, Leominster, Herefordshire, HR6 0DQ
DESCRIPTION: Existing canopy to be raised from 3.6m to 5.1m.
COMMENT: No objection

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.

APPLICATION: P192130
SITE: 32 Etnam Street, Leominster, HR6 8AQ
DESCRIPTION: Removal, or crown reduction the Ash tree as it is blocking light. The tree roots are also allegedly breaking up No: 30's patio.
COMMENT: No objection to the crown reduction of the Ash tree and subject to any further recommendations of the Tree Officer

APPLICATION: P192141
SITE: The Cedars - 3 Minera Gardens, Hereford Terrace, Leominster, Herefordshire, HR6 8N
DESCRIPTION: Retrospective application for car port.
COMMENT: No objection

APPLICATION: P192248
SITE: Land at Ford Bridge, Leominster, HR6 0NZ
DESCRIPTION: Proposed reconductoring of 3 spans of existing 11KV overhead line and upgrade to 3 Phase (3 wires)
COMMENT: No objection

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

APPLICATION: P192282
SITE: 1 The Meadows, Leominster, Herefordshire HR6 8QY
DESCRIPTION: Proposed extension
COMMENT: No objection

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.

(b) Appeals – Committee noted that the following appeal had been submitted. It was agreed to reiterate the Council's previous comments:

APPLICATION: P182023
SITE: Alba, Bargates, Leominster HR6 8EY
DESCRIPTION: Conversion and repairs to an existing building to create a single dwelling house (retrospective).
COMMENT: Recommend refusal of this application for the following reasons:

- Fully support the objections outlined by the Building Conservation Officer regarding the proposed conversion and repairs;

- The materials used to replace the door and windows are not in keeping with a listed building and should be removed;
- It is against Policy LANP18 which requires any development not to have a negative impact on the heritage of the town.

PH32/19 DECISIONS

Committee noted the following planning decisions by Herefordshire Council:

- APPLICATION:** P184556
SITE: Land at Waterworks Lane, Leominster.
DESCRIPTION: The erection of 4no. two-storey 1 Bed houses, 5no. two-storey 2 Bed houses, 1no. two-storey 3 Bed house, 4no. 1 Bed flats and 5no. 2 Bed flats, all with associated access, parking and amenity.
COMMENT: It was **RESOLVED** to fully support this application. It was requested that consideration be given to including a condition to provide some form of traffic calming along the straight section of Waterworks Lane to help reduce the speed of vehicles and to improve the safety of both existing and new residents.
DECISION Approved with Conditions
- APPLICATION:** P190144
SITE: 7 Caradoc Drive, Leominster, Herefordshire, HR6 8BH
DESCRIPTION: Proposed demolition of existing single storey extension to the rear and construction of new two storey extension to rear.
COMMENT: No objection subject to the views of the neighbours.
DECISION Approved with Conditions
- APPLICATION:** P190337
SITE: Unit 4, Southern Avenue, Leominster HR6 0QF
DESCRIPTION: Proposed steel portal framed extension to the existing building.
COMMENT: No objection.
DECISION Approved with Conditions
- APPLICATION:** P190521
SITE: 6 - 8 Broad Street, Leominster, Herefordshire, HR6 8BS
DESCRIPTION: Proposed change of use of ground floor to dog grooming parlour.
COMMENT: No objection.
DECISION Approved with Conditions
- APPLICATION:** P190584
SITE: Agri Lloyd International, Glendower Road, Leominster, Herefordshire, HR6 0RL

DESCRIPTION: Proposed extension to the rear of the existing building (use class B2) and entrance lobby to the side. Recladding of the south and east elevations, the installation of additional doors/windows and the formation of additional hardstanding.

COMMENT: No objection.

DECISION Approved with Conditions

APPLICATION: P190869

SITE: Unit 5, Southern Avenue, Leominster, , HR6 0QF

DESCRIPTION: Proposed steel portal framed extension to the existing building.

COMMENT: No objection

DECISION Approved with Conditions

APPLICATION: P190913

SITE: 5 Eaton Barns, Stoke Prior Lane, Leominster, HR6 0NA

DESCRIPTION: Proposed installation of window in gable to loft and conversion of existing garage to provide ancillary annexed living accommodation.

COMMENT: No objection subject to the following conditions:

- The annexed living accommodation must remain part of the main dwelling and should not be separated from it in the future;
- That no new access be created to serve the annexed living accommodation.

DECISION Approved

APPLICATION: P190973

SITE: 57 Newlands Road, Leominster, HR6 8HL

DESCRIPTION: Proposed second storey extension.

COMMENT: No objection

DECISION Approved with Conditions

APPLICATION: P190985

SITE: Portna Warden Cottage, Portna Warden Lane, Leominster, Herefordshire, HR6 8RS

DESCRIPTION: Proposed two storey extension.

COMMENT: No objection.

DECISION Approved with Conditions

APPLICATION: P191930

SITE: Wharton View, Hereford Rd, Leominster, HR6 0NX

DESCRIPTION: Prior Approval: Proposed single storey extension which extends beyond the rear wall of the dwelling house by 5.85 metres. The maximum height of the enlarged part of the dwelling house is 3.88 metres and the height of the eaves of the enlarged part of the dwelling house is 2.97 metres.

DECISION Approved

APPLICATION: P191029
SITE: 63 Caradoc Drive, Leominster, Herefordshire, HR6 8BQ
DESCRIPTION: Proposed first floor extension.
COMMENT: No objection.
DECISION Approved with Conditions

APPLICATION: P191304
SITE: Cygnus House, 3 Black Swan Walk, Leominster
DESCRIPTION: Proposed change of use of ground floor shop to tattoo parlour.
COMMENT: No objection.
DECISION Approved with Conditions

APPLICATION: P191405
SITE: Highfield House, Leominster, Herefordshire, HR6 8QE
DESCRIPTION: Proposed works to Three Horse Chestnut trees along field boundary rear of Highfield House - Horse Chestnut (634, 635 & 636) - Reduce canopies by approx. 3-4m maintaining naturalistic form as much as possible.
COMMENT: No objection subject to the views of the local tree officer and that three horse chestnut saplings be planted now so that they will eventually replace the existing trees.
DECISION Trees covered by TPO – works can proceed

APPLICATION: P191430
SITE: 39 Etnam Street, Leominster, Herefordshire, HR6 8AE
DESCRIPTION: Installation of 1no. illuminated projection sign, 2no. amenity boards & 1no. menu case.
COMMENT: No objection.
DECISION Approved with Conditions

APPLICATION: P191431
SITE: 39 Etnam Street, Leominster, Herefordshire, HR6 8AE
DESCRIPTION: Listed Building Consent: Installation of 1no. illuminated projection sign, 2no. amenity boards & 1no. menu case.
COMMENT: No objection.
DECISION Approved with Conditions

APPLICATION: P191472
SITE: 9-11 High Street, Leominster, Herefordshire, HR6 8LZ
DESCRIPTION: Replacement of existing fascia, projecting and ATM signage, works to include the preparation and decoration of existing shop front.
COMMENT: No objection.
DECISION Approved with Conditions

APPLICATION: P191473
SITE: 9-11 High Street, Leominster, Herefordshire, HR6 8LZ
DESCRIPTION: New fascia, projecting and ATM signage.

COMMENT: No objection.
DECISION Approved with Conditions

APPLICATION: P191565
SITE: Leominster Nursing And Retirement Home, 44 Bargates, Leominster, Herefordshire, HR6 8EY
DESCRIPTION: Proposed works to Ash/Sycamore (T1) - fell due to the trunk of the tree is being bent causing it to lean.
COMMENT: No objection.
DECISION Trees covered by TPO – works can proceed

PH33/19 HIGHWAYS AND PARKING MATTERS

- (a) **The Hum** – Committee noted that the annual catch-up meeting had not yet been arranged between the Town Council, BPI and Herefordshire Council.
- (b) **Highway & Parking Matters** – The following matters were raised:
- Concern was expressed that vehicles were being parked on double yellow lines with their hazard lights on early in the morning along Broad Street and on the bridge. Both the Police and Herefordshire Council would be requested to keep this area under review with regular monitoring;
 - Swan Walk – It was agreed to request the Locality Steward to inspect this area and arrange for relevant action to be taken as there were concerns that pedestrians might slip and fall;
 - Royal Oak – Concern was expressed that the building was in a very poor state of repair and there was a possibility of masonry and other items falling on pedestrians below. A request would be submitted to Herefordshire Council to take any necessary action to make the external area of the building safe;
 - Drains in Leominster – Concern was expressed regarding the poor state of the local drains especially along Bargates, Barons Cross Road and Mill Street. Due to the heavy traffic the drains were sinking. It was agreed to highlight this concern with the Locality Steward and request that action be taken.
- (c) **New Estate Road, Brierley** – Committee **RESOLVED** to request that street lighting is provided as part of the Section 38 agreement on this new estate.
- (d) **40mph Speed Limit** – Committee noted that a new 40mph speed limit had been introduced along the A4110 from a point 492 metres north west of its junction with the B4360 to a point 95 metres north of its junction with the C1037.
- (e) **Leominster Primary School** – Committee noted that consideration was being given to develop a revised TRO scheme by the Primary School.

PH34/19 LICENCING MATTERS

Committee **RESOLVED** to express concern regarding the decision to grant an extension to the Shooters Bar licence despite the number of objections submitted. Herefordshire Council would be requested to keep this under review and ensure that the licencing requirements are met in full.

PH35/19 DATE OF NEXT MEETING

Committee **RESOLVED** to move the next meeting to 5th August 2019 to enable a presentation to be made at Full Council at 6pm on Monday 29th July 2019. The rescheduled meeting would be held in the Council Offices, 11 Corn Square, Leominster, HR6 8YP commencing at 6pm.

There being no other business the meeting closed at 6.54pm.

CHAIR:

DATE: