

# LEOMINSTER TOWN COUNCIL

## PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 5<sup>th</sup> February 2018 commencing at 19:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

---

**MEMBERS PRESENT:** Councillors Thomas (Chair), Bartlett, Davies, Egan, Herschy, R Pendleton and Preece.

**ALSO PRESENT:** Ward Cllr Stone and three members of the public.

**OFFICER PRESENT:** Town Clerk.

### **PH165/17 APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllrs Freedland, Rosser and Rumsey (personal).

Committee noted that Mr Barton had resigned from the Town Council.

### **PH166/17 DECLARATIONS OF INTEREST**

There were no Declarations of Interest made.

### **PH167/17 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.

### **PH168/17 REQUESTS FOR DISPENSATIONS**

There had been no requests received.

### **PH169/17 QUESTIONS FROM THE PUBLIC**

Three members of the public were present. The following matter was raised:

#### *The Leominster Hum*

Clarification was requested as to whether an update had been provided by BPI following the recent works carried out to help reduce the noise issue. It was stated that no improvements had been experienced though the type of noise had changed. The low frequency noise continued to be an issue for residents.

It was confirmed that all the works as specified had been completed. RPS had carried out the post works survey in mid-January at the same

boundary locations as previously taken. Initial findings indicated a positive reduction in noise emanating from the site. The report was expected by the end of the week. Interested parties would then be invited back to assess the results. It had been confirmed that a roller shutter door had stuck part open for three days recently due to damage which may have contributed to some additional noise escaping.

Following discussion it was agreed to write to both Herefordshire Council and BPI expressing the Committee's disappointment that it continued to receive representations and complaints regarding the noise nuisance, which was still an issue, and request that urgent action be taken to address the concerns being raised.

#### **PH170/17 MINUTES OF PREVIOUS MEETING**

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 8<sup>th</sup> January 2018 be agreed and signed as a correct record.

#### **PH171/17 THE LEOMINSTER HUM**

This item had been discussed under Minute PH169/17.

#### **PH172/17 PLANNING APPLICATIONS**

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

- APPLICATION:** P174097  
**SITE:** Mile End, Broad Lane, Leominster HR6 0AL  
**DESCRIPTION:** Retrospective permission for the use of land for wood chipping with wood storage yard and building to include office building, chop stores, drying floor, fan house and boiler house with biomass plant to generate 80Kw of electricity.  
**COMMENT:** Request that the Planning Authority takes into full consideration the comments submitted by Luston Group Parish Council.
- APPLICATION:** P174696  
**SITE:** Home Farm, Hennor, Leominster HR6 0QR  
**DESCRIPTION:** Proposed covered feeding area canopy to two existing agricultural buildings.  
**COMMENT:** No objection.
- APPLICATION:** P174736  
**SITE:** 43-45 High Street, Leominster  
**DESCRIPTION:** Proposed conversion of upper floors to form 2 self-contained flats  
**COMMENT:** No objection subject to the application meeting building regulations, the repairs preserve the existing features and that provision for waste and recycling storage is provided within the curtilage of the building.

**APPLICATION:** P174737  
**SITE:** 43-45 High Street, Leominster  
**DESCRIPTION:** Listed Building Consent: Proposed conversion of upper floors to form 2 self-contained flats  
**COMMENT:** No objection subject to the views of the Conservation Officer, the repairs preserve the existing features and that provision for waste and recycling storage is provided within the curtilage of the building.

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

**APPLICATION:** P180049  
**SITE:** 4 Corn Square, Leominster HR6 8LX  
**DESCRIPTION:** Listed Building Consent: Proposed retail bank, basement floor, ground floor and first floor installation of 2no new air conditioning condensing units on the lightwell. Ground floor 1no new CCTV camera in front elevation. 1no new halo illuminated individual letter signage. 1no new none illuminated projecting sign. 1no new non-illuminated wall mounted branch nameplate.  
**COMMENT:** Support this application.

**APPLICATION:** P180050  
**SITE:** 4 Corn Square, Leominster HR6 8LX  
**DESCRIPTION:** Advertising Consent: Proposed retail bank, basement floor, ground floor and first floor installation of 2no new air conditioning condensing units on the lightwell. Ground floor 1no new CCTV camera in front elevation. 1no new halo illuminated individual letter signage. 1no new none illuminated projecting sign. 1no new non-illuminated wall mounted branch nameplate.  
**COMMENT:** Support this application.

Committee noted that soft market review recently undertaken by Herefordshire Council regarding the future of the library had confirmed that it would continue to be located in its existing building above Barclays Bank. Therefore it was unlikely that applications P180049 and P180050 would affect the library but this would be monitored.

**APPLICATION:** P180186  
**SITE:** 64 Bargates, Leominster, HR6 8EY  
**DESCRIPTION:** Conservation Area: Crown reduction to Silver Birch and Lilac  
**COMMENT:** Support this application.

**APPLICATION:** P180286  
**SITE:** 98 Ridgemoor Road, Leominster, HR6 8UL

**DESCRIPTION:** TPO: Proposed works to chestnut tree  
**COMMENT:** Defer comment to the Leominster Tree Warden and the Tree Officer.

**APPLICATION:** P180198  
**SITE:** Land adjoining Glaslyn, Barons Cross Road, Leominster  
**DESCRIPTION:** Proposed erection of 4 detached dwellings with new vehicular access.  
**COMMENT:** Support this application.

**APPLICATION:** P180336  
**SITE:** Land near Ryelands, Leominster  
**DESCRIPTION:** Proposed upgrade of existing 2 wire 11,000 volt line to 3 wire line  
**COMMENT:** Support this application.

#### **APPEAL DECISION**

Committee noted that the appeal related to Planning Application P160228, notification for prior approval for a change of use of an agricultural building to a dwelling house (Use Class C3) and for associated operational development had been dismissed.

#### **MEMORANDUM OF UNDERSTANDING**

Committee noted the Memorandum of Understanding between Herefordshire Council and Keepmoat Homes Ltd relating to Condition 15 of P120887.

#### **PH173/17 DECISIONS**

The following decisions made by Herefordshire Council were noted:

**APPLICATION:** P173286  
**SITE:** 4 Millers Close, Leominster HR6 8BP  
**DESCRIPTION:** Proposed Porch  
**COMMENT:** No objection.  
**DECISION:** Approved with conditions

It was noted that the following applications had been granted permission by the Herefordshire Planning Committee on 31<sup>st</sup> January 2018:

**APPLICATION:** P172135  
**SITE:** Barons Cross Camp, Cholstrey, Leominster, HR6  
**DESCRIPTION:** Reserved matters application for 414 dwellings, vehicular access and associated works.

**APPLICATION:** P173082  
**SITE:** Land at Parkgate, Ivington, Leominster, HR6 0JX  
**DESCRIPTION:** Proposed erection of an agricultural workers' dwelling (part retrospective)

## **PH174/17 PLANNING, HIGHWAYS AND PARKING MATTERS**

- (a) **Public Realm Consultation Review Report & Commissioning Model –** Committee noted the update report following the first meeting. The next meeting would be held on 15<sup>th</sup> February 2018.
- (b) **Highway & Parking Matters –** Committee noted that the roads in Leominster has seriously deteriorated over the winter period and areas such as Bargates were now causing concern due to the number of potholes. It was agreed to highlight this issue again with the Locality Steward.

It was further noted that Herefordshire Council had indicated that £5 million of the Amey refund would be invested into highway maintenance throughout the County.

It was agreed to write to Herefordshire Council to support a future Challenge Fund application to upgrade and improve the A44.

It was noted that due to roadwork being undertaken on the A49 in the next few weeks, a diversion was in place which would significantly affect Leominster. The works were taking place from the end of Mill Street to Brimfield and would be mainly undertaken at night.

## **PH175/17 LEOMINSTER AREA NEIGHBOURHOOD PLAN**

Committee noted that the Plan had now passed through the Regulation 16 consultation successfully and would now be submitted for examination. Supporting evidence was being compiled to help evidence the proposals contained within the Plan. A further update would be provided when available.

## **PH176/17 DATE OF NEXT MEETING**

Committee noted that the next meeting would be held on Monday 5<sup>th</sup> March 2018 at 19:00hrs in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 8:09pm.

---

**CHAIR:**

---

**DATE:**