



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 15th May 2018

To: All Members of the Planning & Highways Committee:
Councillors Bartlett, Davies, Egan, Freedland, J Herschy, Preece, Rosser,
Rumsey and Thomas (2 vacancies)
(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 21st May 2018** commencing at **18:00 hours** in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

Paul Russell
TOWN CLERK

AGENDA

1. **ELECTION OF CHAIR**
2. **ELECTION OF VICE CHAIR**
3. **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.
4. **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.
5. **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.
6. **REQUESTS FOR DISPENSATIONS**
To consider requests for dispensations (must be notified in writing).



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7. **QUESTIONS FROM THE PUBLIC (maximum 15 minutes)**
To receive questions and statements from members of the public as provided for in Standing Orders.
8. **THE HUM**
To receive an update if available.
9. **MINUTES OF PREVIOUS MEETING**
To receive and approve as a correct record the minutes of the Planning & Highways Committee meeting held on 23rd April 2018.
10. **PLANNING APPLICATIONS**
The following applications have been received from the Planning Authority and require comment:

APPLICATION: P181058
SITE: 15 Etnam Street, Leominster HR6 8AD
DESCRIPTION: Proposed removal of existing fascia and hanging signs with 1 no. externally illuminated fascia sign and 2 no. internally illuminated hanging signs.
LINK: https://www.herefordshire.gov.uk/info/200142/planning-services/planning_application_search/details?id=181058&search=181058

APPLICATION: P181078
SITE: 40 Caradoc Drive, Leominster HR6 8BQ
DESCRIPTION: Retrospective application for a shed.
LINK: https://www.herefordshire.gov.uk/info/200142/planning-services/planning_application_search/details?id=181078&search=181078

APPLICATION: P181203
SITE: 6 Lacy Way, Leominster HR6 9AY
DESCRIPTION: Removal of existing sheds and proposed single storey ancillary annexe for parents.
LINK: https://www.herefordshire.gov.uk/info/200142/planning-services/planning_application_search/details?id=181203&search=181203

APPLICATION: P181232
SITE: Walnut Tree Cottage, Brierley Lane, Brierley, Leominster HR6 0NU
DESCRIPTION: LBC – proposed timber frame repairs to main house and proposed replacement of current infills at front of house.
LINK: https://www.herefordshire.gov.uk/info/200142/planning-services/planning_application_search/details?id=181232&search=181232



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- APPLICATION:** P181272
SITE: Land at Brick House Farm, Brierley, Leominster HR6 0NT
DESCRIPTION: Proposed erection of 2 semi-detached dwellings on plots 3 & 4 to replace 2 dwellings previously approved under application 179524.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=181272&search=181272
- APPLICATION:** P181377
SITE: 9-11 High Street, Leominster HR6 8LZ
DESCRIPTION: Externally illuminated logo and letters/non-illuminated aluminium panel. External illuminated heritage projection sign. Internally illuminated ATM surround.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=181377&search=181377
- APPLICATION:** P181436
SITE: Land off Westcroft, Leominster
DESCRIPTION: Non-material amendment ref 171309. Amendments to elevations and floor plans.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=181436&search=181436
- APPLICATION:** P181448
SITE: Land at Morrisons Car Park, Barons Cross Road, Leominster
DESCRIPTION: Proposed erection of two storey restaurant with drive-thru, car parking, landscaping, play place and associated works. Installation of 2 no. COD (Customer Order Displays) with associated canopies.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=181448&search=181448
- APPLICATION:** P181456
SITE: Barn at Lower Hyde, Hyde Ash, Leominster, HR6 0JR
DESCRIPTION: 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.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=181456&search=181456



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- APPLICATION:** P181464
SITE: Land adjacent to Petrol Filling Station, Safeway Service Road, Leominster HR6 8RH
DESCRIPTION: Various site signage including 1 no. height restrictor, 8 no. freestanding signs, 3 no. banner units, 1 no. side by side directional and 12 no. dot signs.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=181464&search=181464
- APPLICATION:** P181465
SITE: Land adjacent to Petrol Filling Station, Safeway Service Road, Leominster HR6 8RH
DESCRIPTION: Installation of 7 no. fascia signs.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=181465&search=181465
- APPLICATION:** P181466
SITE: Land adjacent to Petrol Filling Station, Safeway Service Road, Leominster HR6 8RH
DESCRIPTION: The installation of a freestanding 12m double sided shared totem.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=181466&search=181466
- APPLICATION:** P181490
SITE: Ashdown, 19 Barons Cross Road, Leominster HR6 8RL
DESCRIPTION: Proposed erection of studio/annexe to form ancillary accommodation.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=181490&search=181490
- APPLICATION:** P181511
SITE: Land at Westbury House, Ryelands Road, Leominster, HR6 8NZ
DESCRIPTION: Proposed own centre garden mews house to enhance the setting of a listed building.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=181511&search=181511
- APPLICATION:** P181551
SITE: 1 Buckfield Place, Leominster, HR6 8QU
DESCRIPTION: Proposed two storey rear extension and alterations and proposed detached garage/car port.
LINK: <https://www.herefordshire.gov.uk/info/200142/planning>



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[services/planning_application_search/details?id=181551&search=181551](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=181551&search=181551)

APPLICATION: P181700
SITE: 1 Buckfield Place, Leominster, HR6 8QU
DESCRIPTION: LBC – Proposed two storey rear extension and alterations and proposed detached garage/car port.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=181700&search=181700

APPLICATION: P181689
SITE: 24 Caswell Rd, Leominster, HR6 8AZ
DESCRIPTION: Notification for a prior approval for a proposed larger home extension which will extend beyond the rear wall of the dwelling house by 4.7 metres. The maximum height of the enlarged part of the dwelling house is 3.0 metres and the height of the eaves of the enlarged part of the dwelling house is 3.0 metres.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=181689&search=181689

9. DECISIONS

To note the following decisions made by Herefordshire Council:

APPLICATION: P180755
SITE: 1 Old Hall Cottages, Brierley, Leominster, HR6 0NU
DESCRIPTION: Replace 2 single casement metal windows on the ground floor and first floor with new single glazed double casement hard wood windows.
COMMENT: No objection.
DECISION: Approved with conditions

APPLICATION: P180756
SITE: 1 Old Hall Cottages, Brierley, Leominster, HR6 0NU
DESCRIPTION: Listed Building Consent – Replace 2 single casement metal windows on the ground floor and first floor with new single glazed double casement hard wood windows.
COMMENT: No objection.
DECISION: Approved with conditions

APPLICATION: P180943
SITE: 21 Radnor View, Leominster, HR6 8TF
DESCRIPTION: Alter an existing window to an Oriol window on the front elevation.
COMMENT: No objection.
DECISION: Approved with conditions



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10. HIGHWAYS AND PARKING MATTERS

- (a) **Highway & Parking Matters** – To consider any additional parking and highway issues.

11. LEOMINSTER AREA NEIGHBOURHOOD PLAN

To receive an update if available.

12. DATE OF NEXT MEETING

The next meeting will be held on Monday 4th June 2018 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 23rd April 2018 commencing at 19:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

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

ALSO PRESENT: Cllr Stone and five members of the public.

OFFICER PRESENT: Town Clerk.

PH200/17 APOLOGIES FOR ABSENCE

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

PH201/17 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH202/17 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.

PH203/17 REQUESTS FOR DISPENSATIONS

There had been no requests received.

PH204/17 QUESTIONS FROM THE PUBLIC

Cllr Stone invited Leominster North Councillors to attend a site meeting with the Balfour Beatty Locality Steward on Thursday 26th April 2018 at 1.30pm to review highway works required in the area.

Five members of the public were present. Representations were received regarding Planning Application P172845. The applicant stood by the previous comments made and indicated that they had consulted with neighbours regarding the plans prior to submission. This has resulted in the sheds being moved 50 metres and 90° from an east/west position to a north/south position. Based on existing traffic the increase in HGV and other vehicle movements was small. Councillors were invited to visit the site if they wished.

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.

Following discussion Committee **RESOLVED** not to alter its previous comments submitted.

PH205/17 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 26th March 2018 be agreed and signed as a correct record.

PH206/17 PLANNING APPLICATIONS

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

APPLICATION: P180755
SITE: 1 Old Hall Cottages, Brierley, Leominster, HR6 0NU
DESCRIPTION: Replace 2 single casement metal windows on the ground floor and first floor with new single glazed double casement hard wood windows.
COMMENT: No objection.

APPLICATION: P180756
SITE: 1 Old Hall Cottages, Brierley, Leominster, HR6 0NU
DESCRIPTION: Listed Building Consent – Replace 2 single casement metal windows on the ground floor and first floor with new single glazed double casement hard wood windows.
COMMENT: No objection.

APPLICATION: P180784
SITE: Land at Glen Alva, 136A South Street, Leominster
DESCRIPTION: Outline – Site for erection of a single dwelling on part of garden of Glen Alva.
COMMENT: No objection.

APPLICATION: P180901
SITE: 7 The Priory, Leominster, Herefordshire, HR6 8EQ
DESCRIPTION: Proposed small single storey rear extension.
COMMENT: No objection.

APPLICATION: P181097
SITE: 7 The Priory, Leominster, Herefordshire, HR6 8EQ
DESCRIPTION: Listed Building Consent – Proposed small single storey rear extension.
COMMENT: No objection.

APPLICATION: P180940
SITE: Corner Cottage, Newtown, Leominster, HR6 8QD
DESCRIPTION: Proposed two storey extension.
COMMENT: No objection.

APPLICATION: P180943
SITE: 21 Radnor View, Leominster, HR6 8TF
DESCRIPTION: Alter an existing window to an Oriol window on the front elevation.
COMMENT: No objection.

APPLICATION: P181017
SITE: Telephone Exchange, Rylands Road, HR6 8NZ
DESCRIPTION: Proposed external spiral staircase replacement.
COMMENT: No objection.

APPLICATION: P181134
SITE: 24 Caswell Road, Leominster HR6 8AZ
DESCRIPTION: Prior Approval – Proposed extension. The extension will extend beyond the rear wall of the dwelling house by 4.7 metres. The maximum height of the enlarged part of the dwelling house is 3.5 metres and the height of the eaves of the dwelling house is 3.5 metres.
COMMENT: No objection.

PH207/17 DECISIONS

Committee **NOTED** the following decisions made by Herefordshire Council:

APPLICATION: P170859
SITE: Land at Laundry Lane, Leominster, Herefordshire
DESCRIPTION: Variation of condition 2 of planning permission 140665 for change of site plan with tenure mix.
COMMENT: No objection
DECISION: Approved

APPLICATION: P173908
SITE: The Waltons, Ginhall Lane, Leominster HR6 9AH
DESCRIPTION: Proposed erection of UPVc cattery building to replace (now demolished) wooden cattery building
COMMENT: No objection.
DECISION: Approved with conditions

APPLICATION: P174489
SITE: Stag Batch House, Monkland Rd, Leominster, HR6 9DA
DESCRIPTION: (Retrospective) Proposed change of use of part of building to incorporate the installation of a 550KW Biomass Boiler and chip store within an existing approved agricultural building

COMMENT: No objection.
DECISION: Approved with conditions

APPLICATION: P174601
SITE: 3 Old Hall Cottages, Brierley, Leominster HR6 0NU
DESCRIPTION: Listed Building Consent: Proposed replace wooden windows with hardwood frames and double glazing units. Remove stud partition wall and shower in utility room. Add shower cubicle to upstairs bathroom, Clad timber frame on rear of house with weather boarding to protect the frame. Secure all loose roof tiles and repair and flashing as needed.

COMMENT: No objection subject to the views of the Conservation Officer.
DECISION: Approved with conditions

APPLICATION: P180319
SITE: 33 Broad Street, Leominster HR6 8DD
DESCRIPTION: Listed Building Consent: Replacement windows to match original in front façade. Various internal improvements.

COMMENT: No objection subject to the views of the Conservation Officer.
DECISION: Approved with conditions

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.
DECISION: No objection

APPLICATION: P180450
SITE: 50 Caswell Road, Leominster HR6 8BD
DESCRIPTION: Proposed extension and alterations to existing dwelling.
COMMENT: No objection.
DECISION: Approved with conditions

APPLICATION: P180531
SITE: Brick House Farm, Brierley Lane, Brierley HR6 0NT
DESCRIPTION: Proposed erection of replacement agricultural storage and livestock accommodation.
COMMENT: No objection.
DECISION: Approved with conditions

PH208/17 HIGHWAYS AND PARKING MATTERS

- (a) **West Street TRO Review** – Committee **RESOLVED** to support the proposal to introduce, subject to due process, a Traffic Order to formalise the West Street restrictions as they appear on-street.

- (b) Highway & Parking Matters** – The following matters were considered:
- Committee agreed to support the four Ward Councillors in their efforts to ensure that the highway by the new Dales site be adopted;
 - Committee agreed to request that white lines be painted by the new Dales site at the Hereford Road junction to create a definite demarcation line for traffic due to safety concerns;
 - It was confirmed that the process to replace the railings by the level crossing was being followed up by the Locality Stewards;
 - It was agreed to support and fund the new signage in Passa Lane at the cost of £272.06 + VAT to be funded from the Transport Fund;
 - It was noted that none of the outstanding Resident Parking zones had been included on the Balfour Beatty Annual Maintenance Plan;
 - It was noted that enforcement action against parking outside the Infant School was being carried out;
 - It was agreed to request that the white lines in Broad Street car park on the junction with Arkwright Close be repainted as they has all but disappeared;
 - It was agreed to report the fly tipping that had been identified behind the Broad Street car park public conveniences.

PH209/17 LEOMINSTER AREA NEIGHBOURHOOD PLAN

Committee noted that the Examiner had now been appointed and it was expected that the LANP would be examined in June/July 2018.

PH210/17 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 21st May 2018 at **18:00hrs** in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 7:50pm.

CHAIR:

DATE: