



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Wednesday 13th April 2016

To: All Members of the Planning & Highways Committee:
Councillors R Pendleton (Chair), Bartlett (Vice-Chair), Barton, Davies, Gibson,
Lacey, Marsh, Rosser, Rumsey, Taylor 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 18th April 2016** commencing at **18:00 hours** in the Council Offices, 17 West Street, Leominster HR6 8EP.

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. REQUESTS FOR DISPENSATIONS

To consider requests for dispensations (must be notified in writing).

4. QUESTIONS FROM THE PUBLIC (maximum 15 minutes)

To receive questions and statements from members of the public as provided for in Standing Orders.

5. MINUTES OF PREVIOUS MEETING

To receive and approve as a correct record the minutes of the Planning & Highways Committee meeting held on 4th April 2016 (**attached**).



LEOMINSTER TOWN COUNCIL

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6. PLANNING APPLICATIONS

The following applications have been received from the Planning Authority and require comment:

APPLICATION: P160914

SITE : 17-19 High Street, Leominster HR6 8LZ

DESCRIPTION: Proposed conversion of upper floors into self contained 2 bed maisonettes and sub-division of ground floor shop.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=160914&search=p160914>

APPLICATION: P160915

SITE : 17-19 High Street, Leominster HR6 8LZ

DESCRIPTION: Listed Building Consent: Proposed conversion of upper floors into self contained 2 bed maisonettes and sub-division of ground floor shop.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=160915&search=p160915>

APPLICATION: P160961

SITE : 21 Woodfen Crescent, Leominster HR6 8SS

DESCRIPTION: Works to Trees covered by TPO: Giant Redwood – crown lifting to increase ground clearance preventing boundary obstructions and allow more light under canopy.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=160961&search=p160961>

APPLICATION: P160970

SITE : 1 Wharton Lane Cottages, Wharton Lane, Leominster HR6 0NX

DESCRIPTION: Proposed single storey rear extension

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=160970&search=p160970>

APPLICATION: P161010

SITE : 189 Ridgemoor Road, Leominster HR6 8UH

DESCRIPTION: Works to Trees covered by TPO: Works to overhanging trees.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=1610102&search=p161010>

7. DECISIONS

The following decisions have been made by Herefordshire Council.



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Grants/Approvals

APPLICATION: P160338

SITE : Martin Croft, Upper Ivington, Leominster HR6 0JN

DESCRIPTION: Proposed single storey side extension.

COMMENT: No objection

DECISION: Approved with conditions

APPLICATION: P160840

SITE : Home Farm, Hennor, Leominster HR6 0QR

DESCRIPTION: Proposed agricultural building for hay, straw and machinery.

COMMENT: No objection

DECISION: Approval not required

- (b) **CIL Preliminary Draft Charging Schedule** – To consider delegating authority to the Clerk and Members to develop a comprehensive consultation submission to be submitted by Thursday 28th April 2016

8. **NEIGHBOURHOOD PLAN**

The meeting with Herefordshire Council on 28th April 2016 at Blueschool House, Hereford, has now been brought forward to 10am as key services providers have confirmed their availability. Attendees for this meeting need to be confirmed.

Committee has been informed with regard to bullet 4 of its previous response that any amendments to the plan would result in the need for a re-consultation under Regulation 16. This is because the plan submitted under Regulation 16 is the plan which is examined. Therefore there will be the need to undertake a further 6 week consultation period to comply with the regulations.

9. **HIGHWAYS**

- (a) **Local Transport Initiatives** – To receive an update following the £2,000 allocation towards the retention of the 490 bus service. And the proposal to provide an alternative solution for the now discontinued 427 service.

10. **THE HUM**

To receive an update and discuss options regarding this matter.

11. **DATE OF NEXT MEETING**

The next meeting would be held on Monday 18th April 2016 at 18:00hrs in the Council Chamber, 17 West Street, Leominster HR6 8EP.

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 4th April 2016 commencing at 19:00 hours in the Council Offices, 17 West Street, Leominster HR6 8EP.

MEMBERS PRESENT: Councillors R Pendleton (Chair), Bartlett, Barton, Davies, Gibson, Lacey, Rosser, Taylor and Thomas.

ALSO PRESENT: Ward Cllr McCaull

OFFICERS PRESENT: Town Clerk.

PH138 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Marsh (work) and Rumsey (work),

PH139 DECLARATIONS OF INTEREST

The following Declaration of Interest was made:

- Cllr Davies: Committee Member S&A Group, P160811 (personal)
- Cllr Lacey: Allotment Holder P160812 (personal)

PH140 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH141 QUESTIONS FROM THE PUBLIC

There were no questions raised.

PH142 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 14th March 2016 be agreed and signed as a correct record.

PH143 PLANNING APPLICATIONS

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

APPLICATION: P160717

SITE : Plot 4, Brunel Road, Leominster Enterprise Park

DESCRIPTION: Proposed building for B1 and B8 use.

COMMENT: Support the application

APPLICATION: P160761

SITE : Barn adjacent Comfort House, Eaton Hill, Leominster

DESCRIPTION: Prior notification for a proposed change of use of an agricultural building to a dwelling house (Use Class C3) and for associated operational development. Proposed conversion of barn into two dwellings.

COMMENT: No objection at this stage but once a formal planning application is submitted Council requests that a site visit be arranged to enable members to visit the site.

APPLICATION: P160811

SITE : Brierley Court Hop Farm, Brierley Lane, Leominster HR6 0NU

DESCRIPTION: Proposed demolition of two agricultural buildings and the erection of eight detached dwelling houses with new vehicular access to the highway, the diversion of a Public Right of Way and the installation of traffic calming measures at agreed points on the Public Highway to the east and west of Brierley Village. Pursuant to the making of a Traffic Regulation Order, reducing the speed limit from the national limit to 30mph

COMMENT: No objection subject to the following conditions:

- Details of the proposed diversion of the public footpath be submitted to the Town Council for consideration and comment;
- That speed humps do not form part of the traffic calming measures due to the potential impact they have on emergency vehicle access and egress.

APPLICATION: P160812

SITE : Land at West Winds, Cholstrey Rd, Leominster HR6 8RT

DESCRIPTION: Outline – Proposed 25 dwellings with garages and car spaces

COMMENT: Recommend refusal for the following reasons:

- The application contains incorrect information regarding the number of dwellings proposed;
- The development of this site, which is not within the built up area of Leominster, has not been identified in the Neighbourhood Development Plan and will exacerbate air pollution levels at Bargates. Accordingly the proposal is contrary to the provisions of Policy L01 of Herefordshire Local Plan – Core Strategy
- The proposed access onto Cholstrey Road is considered dangerous and would create a significant traffic hazard;
- The proposal goes against Policy LD3 of the adopted Herefordshire Core Strategy which requires the retention of existing Green Infrastructure corridors and linkages;
- The proposal is sited directly in the Green Corridor as designated by both the Adopted Core Strategy and the emerging Leominster Area Neighbourhood Plan;
- The proposal goes against Policy LANP 10 of the emerging Leominster Area Neighbourhood Plan, currently at Regulation 16 Stage;

- The proposal goes against Policy LANP 11 of the emerging Leominster Area Neighbourhood Plan, currently at Regulation 16 Stage;
- The Leominster Area Neighbourhood Plan supports the adopted Herefordshire Core Strategy especially with regard to the protection of the Green Infrastructure Corridor.

Leominster Town Council also wishes to support the decision of the Herefordshire Planning Committee which refused planning application P150053 on this site.

APPLICATION: P160840
SITE : Home Farm, Hennor, Leominster HR6 0QR
DESCRIPTION: Proposed agricultural building for hay, straw and machinery.
COMMENT: No objection

PH144 DECISIONS

(a) The following decisions made by Herefordshire Council were **NOTED:**
Grants/Approvals

APPLICATION: P160160
SITE: Unit 34b, Southern Avenue, Leominster HR6 0QF
DESCRIPTION: Proposed one bay extension for storage purposes
COMMENT: Support the application.
DECISION: Approved

APPLICATION: P160228
SITE : Agricultural building at Field 5251, north east of A44 and A49 Roundabout Leominster, Herefordshire
DESCRIPTION: Notification of prior approval for a change of use of an agricultural building to a dwelling house (Use Class C3) and for associated operational development.
COMMENT: Recommend Refusal
DECISION: Planning permission required

APPLICATION: P160312
SITE : Lugg View, Mill Street, Leominster HR6 8EG
DESCRIPTION: Proposed variation of condition 2 of planning permission 151692 – amended to the approved plans to allow repositioning of solar panels and increased ridge height of new barn.
COMMENT: No objection
DECISION: Approved with Conditions

Refused

APPLICATION: P150053
SITE: Land at, and West of West Winds, Cholstrey Road, Leominster, Herefordshire

DESCRIPTION: Outline: Proposed 25 dwellings with garages and car spaces.

COMMENT: Recommend Refusal

DECISION: Refused

APPLICATION: P160229

SITE: 6a South Street, Leominster HR6 8JB

DESCRIPTION: Notification for a proposed change of use of a building from Class A2 to a dwelling house (Class C3) under Class M(a) only.

COMMENT: No objection

DECISION: Prior approval refused

Appeal

APPLICATION: P152174

SITE: Rosemundy, Widgeon Hill Barns, Hamnish, Leominster HR6 0QN

DESCRIPTION: Proposed conservatory.

COMMENT: No Objection

- (b) **CIL Preliminary Draft Charging Schedule – Committee NOTED** that Herefordshire Council had developed a revised preliminary draft charging schedule (PDCS). A 6 week public consultation will finish on Thursday 28th April 2016.

Following consideration Committee **RESOLVED** to submit the following initial response:

- The Town Council has concerns that the draft CIL charges assumes that the proposed Leominster southern link road, which will service the Leominster Southern Urban Extension (SUE), will be funded by the development as there is no formal funding allocation contained in the proposals;
- There is an assumption that the additional infrastructure required to service the SUE will be funded by the development. This includes the provision of a new school, open spaces, leisure facilities and other community infrastructure;
- The Town Council has concerns that there is no flexibility within the draft CIL to ensure that the required infrastructure will be delivered by the SUE development;
- Details regarding the provision of the required infrastructure when the SUE is developed should be included in the final adopted CIL policy in addition to how that funding will be raised;
- A mechanism needs to be included in the allocation of CIL to allow local communities to access CIL funding if planned infrastructure is altered, changed or not delivered. This will enable communities to try to mitigate against a potential shortfall to reduce the potential impact of any infrastructure shortfall.

PH145 NEIGHBOURHOOD PLAN

Committee **NOTED** that a Steering Group meeting to discuss the Leominster Area Neighbourhood Plan (LANP) had been held prior to the

Planning & Highways Committee meeting. Herefordshire Council had concluded that the LANP did not meet the basic conditions of the adopted Herefordshire core Strategy and should therefore not progress to examination followed by a referendum.

Following discussion it was **RESOLVED**:

- That a meeting be organised with the Forward Planning Team at Herefordshire Council and members of the Town Council and LANP Steering Group to discuss options available to address the objections raised following the Regulation 16 consultation;
- That confirmation regarding the perceived non-conformity between the Herefordshire Core Strategy and the LANP be addressed especially with regard to Policies LANP 1 and 2 with a view to negotiating an acceptable rewording of the policies to ensure General Conformity with the Basic Conditions;
- That both parties work together to negotiate the required changes without the need to go out to a second consultation;
- That the minor alterations suggested be addressed as part of the overall discussions.

PH146 HIGHWAYS

- (a) **Local Transport Initiatives** – Committee considered the request to support the retention of the 490 bus service from Leominster to Ludlow. It was noted that Orleton Parish Council had already allocated a sum of £2,000 towards the retention of the service.

Following discussion Committee **RESOLVED** to allocate a sum of up to £2,000 to help subsidise the 490 bus service for the 2016/17 financial year subject to confirmation that the service would continue to operate.

PH147 THE HUM

Committee **NOTED** that no further update was available. A meeting still needed to be arranged with BPI and Herefordshire Council.

PH148 DATE OF NEXT MEETING

Committee **NOTED** that the next meeting would be held on Monday 18th April 2016 at 18:00hrs in the Council Chamber, 17 West Street, Leominster HR6 8EP.

There being no other business the meeting closed at 8:04pm.

CHAIR:

DATE: