



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Wednesday 8th February 2017

To: All Members of the Planning & Highways Committee:
Councillors R Pendleton (Chair), Thomas (Vice-Chair), Barton, Davies,
Freedland, Lacey, A Pendleton, Preece, Rosser, Rumsey and Taylor.
(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 13th February 2017** commencing at **19:00 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 23rd January 2017 (**attached**).
- 6. THE LEOMINSTER HUM**
To receive an update following the recent meeting with BPI.



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7. PLANNING APPLICATIONS

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

APPLICATION: P164109

SITE: 45a to 47 West Street, Leominster HR6 8EP

DESCRIPTION: Redevelopment of existing site for a mixed use of residential and commercial.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=164109&search=p164109>

APPLICATION: P170225

SITE: 26 Burgess Street, Leominster HR6 8DE

DESCRIPTION: Proposed works to Ash Tree. Crown lift to allow light into owners and neighbouring properties. Deadwood the tree to make safe.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=170225&search=p170225>

APPLICATION: P170275

SITE: Land adjoining The Hop Pole, Bridge Street, Leominster

DESCRIPTION: Proposed terrace of 3 cottages

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=170275&search=p170275>

APPLICATION: P170275

SITE: Land adjoining The Hop Pole, Bridge Street, Leominster

DESCRIPTION: Proposed terrace of 3 cottages

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=170275&search=p170275>

APPLICATION: P170276

SITE: Land at The Hop Pole, Bridge Street, Leominster

DESCRIPTION: Proposed conversion of public house into 3 self contained residential units

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=170276&search=p170276>

APPLICATION: P170277

SITE: Land fronting Mill Street at The Hop Pole, Bridge Street, Leominster

DESCRIPTION: Outline: Proposed site for housing development for terrace of 10 dwellings



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LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=170277&search=p170277>

APPLICATION: P170289

SITE: Field 5251 north east of roundabout on A49 and A44, Leominster

DESCRIPTION: Proposed conversion of an agricultural building into a one bedroomed single storey dwelling.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=170289&search=p170289>

8. DECISIONS

The following decisions have been made by Herefordshire Council.

Grants/Approvals

APPLICATION: P163652

SITE: Townsend House, 15 Green Lane, Leominster, Herefordshire, HR6 8QJ

DESCRIPTION: Installation of five rooflights (retrospective).

COMMENT: No objection

DECISION: Approved

APPLICATION: P161692

SITE: 51 West Street, Leominster, HR6 8EP

DESCRIPTION: Change of use to three cottages and one new flat at first floor and retention of part of existing ground floor commercial unit.

COMMENT: The Committee had no objection to the proposal, provided that adequate provisions were made for parking and waste storage. Details of the external changes required and proposed parking provisions needed to be confirmed prior to any development taking place.

DECISION: Approved with conditions.

APPLICATION: P163799

SITE: Fontenay, Pierrepont, Leominster, HR6 8RA

DESCRIPTION: Conservatory extension to principle elevation.

COMMENT: No objection subject to the proposal meeting building regulations.

DECISION: Approved with conditions.

APPLICATION: P163818

SITE: 22 Caradoc Drive, Leominster, Herefordshire, HR6 8BQ

DESCRIPTION: Proposed ground floor extension.

COMMENT: No objection

DECISION: Approved with conditions.



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APPLICATION: P163988

SITE: The Coach House, The Grange, Leominster, HR6 8NP

DESCRIPTION: Works to trees in a conservation area.

COMMENT: No objection

DECISION: Trees in a conservation area – works can proceed.

9. HIGHWAYS

- (a) **B4361 At Marlbrook And Wharton - Appraisal Of The Existing 50 MPH Speed Limit** – To note the report produced setting out the findings of a review regarding the suitability of the existing 50 mph speed limit on the B4361 at Marlbrook and Wharton. The report recommends refrain from reducing the existing 50 mph speed limit and sets out the full reasoning behind this initial recommendation. The report also includes reference relating to Balfour Beatty's initial discussions with the Police which reflects that at this point in time they are in broad agreement with the comments in the report which has been distributed to members.
- (b) **Highway Repairs** – To note that remedial work to the pothole repairs carried out along Ryelands Road on 20th January 2017 has been undertaken.

10. PARKING MATTERS

- (a) **Etnam Street** – Please see the attached proposal from Herefordshire Council.
- (b) **CCTV Visit** – To note that a visit to the CCTV control room will take place on Thursday 23rd February 2017 at 10.30am.

11. DATE OF NEXT MEETING

The next meeting will be held on Monday 6th March 2017 at 19:00hrs.
Venue to be confirmed.

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 23rd January 2017 commencing at 19:00 hours in the Council Offices, 17 West Street, Leominster HR6 8EP.

MEMBERS PRESENT: Councillors R Pendleton (Chair), Thomas (Vice-Chair), Davies, Lacey, A Pendleton, Preece, Rosser and Rumsey.

ALSO PRESENT: Seven members of the public.

OFFICERS PRESENT: Town Clerk.

PH117/16 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Barton (work), Freedland (illness) and Taylor.

PH118/16 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH119/16 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH120/16 QUESTIONS FROM THE PUBLIC

Seven members of the public were present regarding the proposed prohibition of waiting, loading and unloading at any time in Etnam Street. Concern was expressed regarding the consultation process to be carried out by Balfour Beatty and Herefordshire Council with local residents.

Committee assured those present that it would request a full consultation with local residents prior to any Traffic Regulation Order being submitted. Residents were encouraged to contact the Clerk, who would provide them with the information received and relevant contact details.

It was agreed to bring forward this item for consideration and discussion.

PH121/16 HIGHWAY MATTERS

- (a) **Etnam Street and Pinsley Road** – Committee considered the proposal to prohibit waiting, loading and unloading at any time in Etnam Street, Leominster and to prohibit waiting at any time and the introduction of an additional residents' permit parking bay in Pinsley Road, Leominster. Schematic drawings were provided.

Following consideration Committee **RESOLVED:**

- To request Herefordshire Council and Balfour Beatty to carry out a comprehensive public consultation with local residents;

- Request that the proposal is put on hold until that consultation is completed.

With regard to the proposal relating to Pinsley Road Committee
RESOLVED to fully support this.

PH122/16 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 9th January 2017 be agreed and signed as a correct record.

PH123/16 THE LEOMINSTER HUM

Committee noted that a meeting had been organised to discuss the results of the BPI Noise Survey recently carried out by RPS Ltd. Cllrs R Pendleton, J Bartlett and J Rumsey would attend on behalf of the Town Council.

PH124/16 PLANNING APPLICATIONS

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

APPLICATION: P164015
SITE: 46 South Street, Leominster
DESCRIPTION: Proposed change of use of ground floor shop into flat
COMMENT: Support the application

APPLICATION: P164154
SITE: Brantwood, Hereford Road, Leominster HR6 8JU
DESCRIPTION: Proposed rear extension
COMMENT: No objection

APPLICATION: P170026
SITE: The Spinney, Ginhall Lane, Leominster HR6 8RD
DESCRIPTION: Works to various trees
COMMENT: Defer response until the Parish Tree Warden had carried out an inspection of the trees and assessed what was being proposed.

APPLICATION: P170052
SITE: 30 South Street, Leominster HR6 8JB
DESCRIPTION: Complete removal of copper beech tree
COMMENT: Committee wished to object to this proposal. The tree was a landmark tree of significance in Leominster and should be conserved. Prior to any decision being made Herefordshire Council was urged to carry out a full arboricultural inspection of the tree by an expert arboriculturalist.

PH125/16 DECISIONS

The following decisions by Herefordshire Council were noted.

Grants/Approvals

APPLICATION: P161486

SITE: Land at Pinfarthings, Off North Mappenors Lane, Leominster, Herefordshire.

DESCRIPTION: Outline application for residential development of up to 21 dwellings with means of access.

COMMENT: Recommend refusal for the following reasons:

- The proposal would create unacceptable traffic hazards in Green Lane and Bargates;
- The proposal would exacerbate the poor air quality at the Bargates junction;
- The number of traffic movements would be too great for the current low level of highway infrastructure, especially on Green Lane and Bargates;
- The junction of Green Lane and Ginhall Lane is unsuitable for any additional traffic movements.

DECISION: Approved with conditions.

APPLICATION: P162801

SITE: West Eaton Dementia Care Home, Leominster, Herefordshire, HR6 0QJ

DESCRIPTION: Demolition of existing conservatory and construction of two single storey day room extensions to existing dementia nursing care home.

COMMENT: No objection

DECISION: Approved with conditions.

APPLICATION: P163586

SITE: Land to the rear of 38 Buckfield Road, Leominster, Herefordshire.

DESCRIPTION: Propose to remove trees.

COMMENT: This application is misleading and contains a number of errors in it, including the ownership of the trees, which is not Leominster Town Council. It is recommended that the application is returned to the applicants and that the true owner of the land the trees are located is identified prior to this being progressed further.

DECISION: Trees covered by TPO – Consent

APPLICATION: P163507

SITE: Fern Bank, 9 Pierrepont, Leominster, Herefordshire, HR6 8RB

DESCRIPTION: Remove retaining wall and steps. Build new retaining wall, steps and tarmac area to provide off road parking for two vehicles.

COMMENT: No objection.

DECISION: Approved with conditions.

APPLICATION: P163614

SITE: J Mart Warehouse Church Building, Burgess Street, Leominster, Herefordshire, HR6 8DE
DESCRIPTION: Propose to cover existing yard, outside sales area.
COMMENT: No objection subject to the comments from Welsh Water.
DECISION: Approved with conditions.

PH126/16 HIGHWAYS

- (a) **Public Realm Update** – Committee considered the Leominster Public Realm Initial Feasibility Report, Version 1.0 carried out by Balfour Beatty. Of concern were the proposed materials being suggested. Initial investigations had been undertaken regarding suitable materials and layout. One suggestion put forward was the option of cobbles set in a square base.

Following consideration and full discussion, Committee **RESOLVED** that it would reject the report as it was totally inadequate. It was agreed to submit the following comments:

- The draft report was very light in content and did not adequately reflect the poor state of the highway network within the town centre;
- Despite a number of falls by pedestrians in the town centre being recorded, none of the hazards identified within the report were considered high priority;
- A significant number of trip hazards had not been identified or recorded;
- Concern was expressed regarding the constant watering reference made to the various planters. These planters all had water reservoirs and would not contribute to damage.

It was further **RESOLVED** to submit a full response to the study, to reiterate that the upgrading of the town centre public realm should be a S106 priority and to request a meeting with Herefordshire Council, Balfour Beatty and the Town Council to discuss the future options regarding management, maintenance and upgrading of the town centre public realm.

- (b) **Highway Repairs** – Committee noted that essential pothole repairs had been carried out along Ryelands Road on 20th January 2017. Concern was expressed that the works undertaken appeared to be failing and it was agreed to highlight this issue to the Herefordshire Council.

PH127/16 PARKING MATTERS

- (a) **Electrical Vehicle Parking and Charging, Etnam Street** – Committee considered the proposal by Herefordshire Council to charge to use the charging point in Etnam Street due to reported misuse by users and **RESOLVED** to support this proposal.

PH128/16 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 13th February 2017 at 19:00hrs in the Council Chamber, 17 West Street, Leominster HR6 8EP.

There being no other business, the meeting closed at 7:44pm.

CHAIR:

DATE: