

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

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

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

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

OFFICERS PRESENT: Town Clerk.

PH57/16 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Bartlett, Freedland, Lacey,

PH58/16 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH59/16 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH60/16 QUESTIONS FROM THE PUBLIC

There were three members of the public present and the following matters were raised:

- (a) **P162594** – Further concerns were raised regarding the development that had been undertaken on this site including the alleged loss of a footpath, overlooking and nuisance issues relating to nearby properties. The issues were supported by photographic evidence. The Town Council reiterated that it had objected to the application and it was noted that the Ward Councillor was aware of the issues.
- (b) **P162556** – Concerns were expressed regarding the potential impact of this proposal especially with regard to the discharge of effluent and the visual impact.

PH61/16 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 5th September 2016 be agreed and signed as a correct record.

PH62/16 PLANNING APPLICATIONS

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

APPLICATION: P161766
SITE: 1 Hope Cottages, Aldermans Meadow, Leominster, Herefordshire HR6 8LB
DESCRIPTION: Freestanding garage converted to be used for a dog grooming parlour and utility/laundry area (Retrospective).
COMMENT: No objection.

APPLICATION: P162378
SITE ADDRESS: Westgate House, Westgate, Leominster HR6 8SA
DESCRIPTION: Removal of the current rear upvc conservatory and extend the kitchen by 3 metres to the side, into the currently occupied conservatory area. The remaining area of the removed conservatory will be returned to garden space. Small log store. Veranda across the front of the house. Fully landscaped garden area.
COMMENT: No objection.

APPLICATION: P162775
SITE: Grange House, The Grange, Leominster, Herefordshire, HR6 8AE
DESCRIPTION: Works to Trees in a Conservation Area - fell Silver Birch.
COMMENT: No objection.

APPLICATION: P162776
SITE: Garden Cottage, Etnam Street, Leominster, Herefordshire, HR6 8AE
DESCRIPTION: Works to Trees in a Conservation Area – fell Hawthorne.
COMMENT: No objection subject to the views of the Parish Tree Warden

APPLICATION: P161696
SITE: 39 Broad Street, Leominster, Herefordshire, HR6 8DD
DESCRIPTION: Proposed conversion of existing building to 3 residential units. Rear extension to first and second floor. Roof alteration to provide top covering to extension. Remove existing chimney stacks.
COMMENT: No objection provided adequate storage was provided for waste.

APPLICATION: P161697
SITE: 39 Broad Street, Leominster, Herefordshire, HR6 8DD
DESCRIPTION: Proposed conversion of existing building to 3 residential units. Rear extension to first and second floor. Roof alteration to provide top covering to extension. Remove existing chimney stacks.
COMMENT: No objection provided adequate storage was provided for waste.

APPLICATION: P162556
SITE: Land west of Eaton Hill, Leominster

DESCRIPTION: Erection of two poultry units, feed bins, widening of existing access, new access track and associated development.

COMMENT: Following a site visit by members of the Committee it was recommended that no objection to this planning application be submitted on the condition that no effluent was discharged into the nearby watercourse.

A vote was taken, the result being: For: 3, Against: 1, Abstention: 1. The recommendation was duly carried.

63/16 DECISIONS

The following decisions made by Herefordshire Council were **NOTED:**

Grants/Approvals

APPLICATION: P161456

SITE ADDRESS: 26 High Street, Morris Mews, Leominster.

DESCRIPTION: Proposed change of use from office accommodation to 3 no. flats.

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

DECISION: Approved with conditions

APPLICATION: P162212

SITE: The Corner Barn, Widgeon Hill Barns, Hamnish, Leominster, HR6 0QN

DESCRIPTION: Installation of a new lounge window and bedroom rooflight.

COMMENT: No objection.

DECISION: Approved with conditions

APPLICATION: P162302

SITE: Brierley Court Barns, Brierley Lane, Brierley, Herefordshire, HR6 0NU

DESCRIPTION: Variation of a condition 2 of permission 150472 - substitution of plans for a repositioned building.

COMMENT: No Objection

DECISION: Approved with conditions

Determination as to whether prior approval is required (changes of use)

APPLICATION: P161729

SITE: Benedict Court, Southern Avenue, Leominster, Herefordshire, HR6 0QF

DESCRIPTION: Proposed change of use of existing B1 offices (single and 2 storey) to 6 x 2 bedroom flats and 7 x 1 bedroom flats.

DECISION: Prior approval is required.

64/16 THE HUM

Committee noted that the survey had now been completed.

It was agreed to follow up the visit to the site and to confirm the date of the next update meeting

65/16 HIGHWAYS

- (a) **Footpath ZC137** – A request had been submitted to arrange a site visit with the PROW Officer, Signature Homes and the Town Council to discuss options to secure additional access along this footpath during construction works.

Additional Items

- (b) **Neighbourhood Plan Update** – Committee **NOTED** that a response had now been received from Herefordshire Council following the amendments made to the Regulation 16 Leominster Area Neighbourhood plan.

Following discussion it was **AGREED**:

- To contact the Planning Consultants, Kirkwells, regarding the further comments made to clarify why there appeared to be so many policy gaps;
 - To request assistance in developing the missing policies identified by Herefordshire Council;
 - Subject to the required amendments to be made, the drawing up of a timeframe to enable the amendments to be implemented and the drawing up of estimated costs, to request Leominster Town Council to submit the revised Regulation 16 Plan to Herefordshire Council for public consultation.
- (c) **P162547** – The Parish Tree Warden informed Committee that she had visited the site to assess the impact of the proposed development on the Copper Beech Tree. It was agreed that subject to assurances that a full programme of service and maintenance to the Copper Beech Tree is drawn up and implemented, no objection would be raised against this planning application.

66/16 DATE OF NEXT MEETING

It was **NOTED** that the next meeting would be held on Monday 10th October at 19:00hrs in the Council Chamber, 17 West Street, Leominster HR6 8EP.

There being no other business, the meeting closed at 7.49pm.

CHAIR:

DATE: