



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 5th February 2019

To: All Members of the Planning & Highways Committee:
Councillors Rosser (Chair), Preece (Vice Chair), Bartlett, J Herschy, Rumsey,
Thomas and Williams. (4 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 11th February 2019** commencing at **19:00 hours** in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

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. 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.
- 4. REQUESTS FOR DISPENSATIONS**
To consider requests for dispensations (must be notified in writing).



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5. **QUESTIONS FROM THE PUBLIC (maximum 15 minutes)**
To receive questions and statements from members of the public as provided for in Standing Orders.
6. **MINUTES OF PREVIOUS MEETING**
To receive and approve as a correct record the minutes of the Planning & Highways Committee meeting held on 28th January 2019.

7. **PLANNING**

- (a) **Planning applications** – The following applications have been received from the Planning Authority and require comment:

APPLICATION: P190319
SITE: 6a South Street, Leominster. HR6 8JB
DESCRIPTION: Notification of prior approval for a proposed change of use of a building from office use to a dwelling (Class C3).
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=190319&search=190319

APPLICATION: P190119
SITE: The Vine, Ivington Road, Newtown, Leominster. HR6 8QB
DESCRIPTION: Extension over existing double garage.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=190119&search=190119

8. **DECISIONS**
To note the following planning decisions that have been received from Herefordshire Council:

APPLICATION: P183786
SITE: 28 South Street, Leominster, Herefordshire, HR6 8JB
DESCRIPTION: Listed Building Consent: Proposed pedestrian opening in an internal garden wall.
COMMENT: No objection.
DECISION Approved.

APPLICATION: P184043
SITE: 35 Millers Close, Leominster, Herefordshire, HR6 8B
DESCRIPTION: Conversion of integral garage to habitable use; provision of rear ground floor toilet extension; provision of 3rd bedroom by first floor extension above the garage.



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COMMENT: No objection subject to the views of the neighbours and on condition that all the relevant statutory permissions are obtained.

DECISION Approved with conditions.

APPLICATION: P184119

SITE: Aldi Supermarket, Ryelands Road, HR6 8NY

DESCRIPTION: New additional external plant and associated plant enclosure required by internal refurbishment of the ALDI foodstore.

COMMENT: No objection.

DECISION Approved with conditions

APPLICATION: P184434

SITE: Land adjoining Glaslyn, Barons Cross Rd, Leominster

DESCRIPTION: Proposed variation of condition 2 of planning permission 180198 (Proposed erection of 4 detached dwellings with new vehicular access) - relocation of plot 4 to enlarge rear garden whist retaining turning area.

COMMENT: No objection.

DECISION Approved with conditions

9. HIGHWAYS AND PARKING MATTERS

(a) **The Hum** – To note that no further updates have been received.

(b) **Highway & Parking Matters** – To consider any parking and highway issues relating to the Parish of Leominster.

10. LICENCING MATTERS

No licencing application have been received.

11. LEOMINSTER AREA NEIGHBOURHOOD PLAN

To note that the referendum of the LANP will take place on 28th February 2019.

12. DATE OF NEXT MEETING

The next meeting will be held on Monday 4th March 2019 at **19:00hrs** in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

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PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 28th January 2019 commencing at 18:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

MEMBERS PRESENT: Councillors Rosser (Chair), Bartlett, Herschy, Rumsey, Thomas and Williams.

OFFICER PRESENT: Town Clerk.

PH144/18 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr Preece (work).

PH145/18 DECLARATIONS OF INTEREST

There were no declarations of interest made.

PH146/18 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.

PH147/18 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

PH148/18 QUESTIONS FROM THE PUBLIC

There were no members of the public present. A question had been received from a resident expressing concern that the pavements and roads in the centre of Leominster require upgrading and referring to a report from NICE published in January 2019 that advised that pedestrians, cyclists and bus users should be given priority when planning works on roads.

Committee agreed that:

- It be confirmed that the emerging Transport Plan for Leominster adhered to the existing hierarchy of pedestrians, public transport, vehicles and bicycles;
- That the emerging Transport Plan be fully consulted upon;
- Contact NICE to obtain additional advice on its recommendations and submit these to Herefordshire Council for inclusion into the Plan;
- A reply be sent outlining the above to the resident.

Committee noted that polling cards were currently being sent out to residents regarding the Leominster Area Neighbourhood Plan referendum that would take place on 28th February 2019.

PH149/18 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 17th December 2018 be agreed and signed as a correct record.

PH150/18 PLANNING APPLICATIONS

(a) **Planning Applications** – It was **RESOLVED** to submit the following comments to Herefordshire Council:

APPLICATION: P174097
SITE: Mile End, Broad Land, Leominster. HR6 0AL
DESCRIPTION: (Amended) Retrospective permission for the use of the land for wood chipping with wood storage yard and buildings to include; office building, chip stores, drying floor, fan house and boiler house with biomass plant to generate 80Kw of electricity.
COMMENT: Agreed to reiterate previous comments.

APPLICATION: P183910
SITE: The Oast House, Brierley Lane, Brierley, Leominster. HR6 0NT
DESCRIPTION: (Amended) Application for removal of condition 2 of planning permission 88/0382/N (Alterations and conversion of barn to two dwellings for holiday purposes). To allow The Oast House to be sold as a dwellinghouse.
COMMENT: Recommend refusal to the removal of Condition 2 as it would go against Policy RA3 of the Herefordshire Core Strategy. The Committee had no objection to the sale of the Oast House but wished to see it retained as part of the tourism offer in the local area.

APPLICATION: P184626
SITE: Brierley Court Barns, Brierley Lane, Leominster
DESCRIPTION: Non-material amendment ref 162302 (variation of condition 2 150472: substitution of plans for a repositioned building) – An increase in height to 3 bays of part of the building by 977mm.
COMMENT: No objection.

(Cllr Williams arrived at 6:32pm)

APPLICATION: P184674
SITE: Cornhill Cop Farm, Monkland Road, Leominster HR6 9DA

DESCRIPTION: To erect 2 extensions to two farm building, to roof over existing cattle handling unit and cattle loading area.

COMMENT: No objection.

APPLICATION: P184577

SITE: LWC Ltd, Southern Avenue, Leominster HR6 0QF

DESCRIPTION: Proposed canopy at rear of site. Canopy to be supported on steel columns and beams with roof clad in profiled steel cladding incorporating GRP roof lights all to match existing steel cladding in colour.

COMMENT: No objection.

PH151/18 DECISIONS

Committee noted the following planning decisions received from Herefordshire Council:

APPLICATION: P184066

SITE: Land adjoining Glaslyn, Barons Cross Road.

DESCRIPTION: Variation of Condition 2 180198/F (Proposed erection of 4 detached dwellings with new vehicular access) Amendments to plots 1 and 2.

COMMENT: No objection.

DECISION Approved with conditions.

APPLICATION: P182665

SITE: 22 West Street, Leominster HR6 8ES

DESCRIPTION: Proposed conversion of first floor into 2 no. one bedroom self-contained flats and new shopfront.

COMMENT: No objection subject to provision being made to store waste.

DECISION Approved with conditions.

APPLICATION: P182942

SITE: 22 West Street, Leominster HR6 8ES

DESCRIPTION: Listed Building Consent: Proposed conversion of first floor into 2 no. one bedroom self-contained flats and new shopfront.

COMMENT: No objection subject to provision being made to store waste.

DECISION Approved with conditions

PH152/18 HIGHWAYS AND PARKING MATTERS

(a) **The Hum** – Committee noted that no further updates had been received.

(b) **Draft Minerals and Waste Local Plan (MWLP) Consultation** – Committee noted that Herefordshire Council was consulting on the first draft of the Herefordshire Minerals and Waste Local Plan, which will form a part of the planning policy framework (Local Plan) for Herefordshire.

Consultation would run from Monday 21st January to Monday 4th March 2019.

- (c) **Highway & Parking Matters** – Committee noted that emergency works were being undertaken at the railway crossing to replace an old BT cover and put a new one in. Mill Street would be closed for up to 24 hours.

PH153/18 LICENCING MATTERS

Following consideration of the review of the licence under the Prevention of Crime and Disorder by Herefordshire Council, related to The Ducker, 11 South Street, Leominster, HR6 8JA, it was **RESOLVED** to fully support the Authority. Licence holders must be fully conversant with all licencing requirements and ensure that proper training is undertaken. If considered necessary, the Town Council would support the suspension of the current licence until the review had been completed.

PH154/18 LEOMINSTER AREA NEIGHBOURHOOD PLAN

Committee noted that the LANP had been submitted to Herefordshire Council for Referendum, which would take place on 28th February 2019. Polling cards were currently being sent out to residents.

PH155/18 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 11th February 2019 at 19:00hrs in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 6:45pm.

CHAIR:

DATE: