

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 11th February 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.

ALSO PRESENT: Cllrs Marsh and Sutcliffe.

OFFICER PRESENT: Town Clerk.

PH156/18 APOLOGIES FOR ABSENCE

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

PH157/18 DECLARATIONS OF INTEREST

There were no declarations of interest made.

PH158/18 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.

PH159/18 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

PH160/18 QUESTIONS FROM THE PUBLIC

There were no members of the public present. The following matters were raised:

- (i) **P181448** – It was agreed to bring this item forward for consideration. Concerns were raised that some of the documentation relating to the amended application, specifically regarding air quality data, had not been uploaded onto the Herefordshire Council website. There were also concerns raised regarding the transport data, the siting of the pedestrian crossing, the lack/poor provision of pedestrian access and the over-development of the site. Documentation also referred to only 233 dwellings to be provided on the Baron's Cross Camp. Outline permission had been granted for 425 units and it was understood that a proposal for 365 units was being developed.

- APPLICATION:** P181448
- SITE:** Land at Morrisons Car Park, Barons Cross Road, Leominster
- DESCRIPTION:** Amended: 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.
- COMMENT:** Committee **RESOLVED** to formally request the Planning Authority to extend the consultation period for this amended application for the submission of comments from 28th February 2019 until 5th March 2019 for the following reasons:
- Due to the number of comments submitted regarding this planning application it would be appropriate for local residents to be given a further opportunity to voice their comments on the application at the next Planning & Highways Committee meeting of the Town Council on 4th March 2019;
 - The timing of the amended application submission, and the air quality documentation that had not as yet been made publicly available, did not allow the opportunity for fully informed comments to be submitted by both the Town Council and local residents;
 - The Town Council fully supported the local Ward Member's request for the consultation period to be extended.

Committee also wished to reiterate its previous comments regarding this application as it considered that the amendments did not fully address those concerns.

- (ii) **Highways Matters** – Committee noted that a written question had been submitted regarding a number of highway matters:
- Who maintains the roads? Herefordshire Council using its main contractor Balfour Beatty;
 - What is the maintenance schedule? A County wide annual maintenance plan is produced and can be found on the HC website.
 - How can Leominster Town Council influence investment and maintenance in the roads? The Town Council has been involved in the initial development of a public realm report and the emerging Transport Plan for Leominster. Immediate issues are reported through the Locality Steward for action.
 - What can be done to ensure we have safe and presentable roads in Leominster? Following discussion, it was agreed to continue to submit issues to Herefordshire Council for action and to insert contact details for reporting problems in Leominster News.

Committee reiterated its concern regarding the maintenance issues especially within the town centre and every effort would be made to help resolve the issue and encourage Herefordshire Council to invest in the town centre highway infrastructure.

PH161/18 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 28th January 2019 be agreed and signed as a correct record.

PH162/18 PLANNING APPLICATIONS

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

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).
COMMENT: No objection subject to consideration being given to parking and waste storage.

APPLICATION: P190119
SITE: The Vine, Ivington Road, Newtown, Leominster. HR6 8QB
DESCRIPTION: Extension over existing double garage.
COMMENT: No objection.

APPLICATION: P190071
SITE: Barons Cross Lodge, Barons Cross Road, Leominster
DESCRIPTION: Proposed conversion of laboratory building to four apartments. Construction of a car park. Widening and re-alignment of access road and other associated works
COMMENT: Recommend refusal at present until the application can be considered in context with the entire site. The current application does not provide sufficient information to enable this to happen. It was requested that an extension to the consultation period be requested until 5th March 2019

PH163/18 DECISIONS

Committee noted the following planning decisions 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.

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

PH164/18 HIGHWAYS AND PARKING MATTERS

- (a) **The Hum** – Committee noted that no further updates had been received.
- (b) **Highway & Parking Matters** – This item had been considered under Minute PH160(ii). It was noted that a survey of Etnam Street residents and businesses had been completed regarding the possibility of implementing a residential parking zone. The 70% threshold had been met and the survey had now been submitted to Herefordshire Council for consideration.

PH165/18 LICENCING MATTERS

Committee noted that a hearing would take place to consider the licence review relating to The Ducker, 11 South Street, Leominster, HR6 8JA on Friday 1st March 2019.

PH166/18 LEOMINSTER AREA NEIGHBOURHOOD PLAN

Committee noted that the Referendum would take place on 28th February 2019. Thanks were extended to staff members for putting up the display in

the TIC Foyer to provide further information on the contents of the Plan for residents.

PH167/18 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 4th March 2019 in the Council Offices, 11 Corn Square, Leominster, HR6 8YP. It was agreed to bring the start time forward to 6pm to enable residents to have enough time to submit comments regarding P181448.

There being no other business the meeting closed at 7.56pm.

CHAIR:

DATE: