



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 8th March 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 14th March 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 22nd February 2016 (**attached**).



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6. PLANNING APPLICATIONS

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

APPLICATION: P160509

SITE : 1 Cygnus House, Black Swan Walk, Leominster

DESCRIPTION: Prior approval offices to residential.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=160509&search=p160509>

APPLICATION: P160550

SITE : 37 High Street, Leominster HR6 8LZ

DESCRIPTION: Proposed change of use from A1 to A3 usage.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=160550&search=p160550>

APPLICATION: P160553

SITE : Land at Brick House Farm, Brierley, Leominster HR6 0NT

DESCRIPTION: Demolition of a group of redundant agricultural buildings and development of four dwellings

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=160553&search=p160553>

APPLICATION: P160625

SITE : 40 Far Meadow Road, Leominster HR6 9AB

DESCRIPTION: Proposed alterations and extension.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=160625&search=p160625>

7. DECISIONS

(a) The following decisions have been made by Herefordshire Council.

Grants/Approvals

APPLICATION: P152653

SITE: 34 Etnam Street, Leominster HR6 8AQ

DESCRIPTION: Proposed to remove bay window and install French doors.
Extend kitchen and convert out-house into holiday let.

COMMENT: No Objection

DECISION: Approved with Conditions

APPLICATION: P152654

SITE: 34 Etnam Street, Leominster HR6 8AQ



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DESCRIPTION: Listed Building Consent: Proposed to remove bay window and install French doors. Extend kitchen and convert out-house into holiday let.

COMMENT: No Objection

DECISION: Approve with conditions.

APPLICATION: P153372

SITE: Building plot at The Birdcage, Barons Cross Rd, Leominster HR6 8RS

DESCRIPTION: Proposed construction of two semi-detached three storey town houses.

COMMENT: No Objection

DECISION: Withdrawn

APPLICATION: P153763

SITE: Leominster Construction Company, Southern Avenue, Leominster, Herefordshire HR6 0QF

DESCRIPTION: Proposed extension to fabrication building.

COMMENT: Support the application

DECISION: Approve with conditions.

APPLICATION: P153444

SITE: The Gables, Ivington Road, Newtown, Leominster HR6 8QD

DESCRIPTION: Proposed two storey extension.

COMMENT: No Objection.

DECISION: Approved.

APPLICATION: P153707

SITE: Walnut Tree Cottage, Brierley Lane, Leominster HR6 0NU

DESCRIPTION: Variation of Conditions 2 & 3 of planning permission DCN990583/F

COMMENT: No Objection to the removal of Condition 3 but request that Condition 2 be reworded as follows:
"The Granny Annex and the dwelling known as Walnut Tree Cottage shall not be sold separately from each other."

DECISION: Approve with conditions.

- (b) **CIL Preliminary Draft Charging Schedule** – Herefordshire Council had previously prepared and consulted upon a preliminary draft charging schedule in 2013, but with priority given to the completion of the Core Strategy progress upon the CIL has been limited. To note that updated technical work has now been undertaken and the Council will be producing a preliminary charging schedule for a 6-week consultation in the next few weeks.



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8. **NEIGHBOURHOOD PLAN**
To receive an update if available. The public consultation ended on 2nd March 2016.
9. **HIGHWAYS**
 - (a) **Local Transport Initiatives** – To receive an update from the meeting with neighbouring parishes that took place on Tuesday 1st March 2016 at 7pm at the Council Offices.
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 4th April 2016 at 19:00hrs in the Council Chamber, 17 West Street, Leominster HR6 8EP.

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PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 22nd February 2016 commencing at 18:00 hours in the Council Offices, 17 West Street, Leominster HR6 8EP.

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

OFFICERS PRESENT: Town Clerk.

ALSO PRESENT: One member of the public.

PH116 APOLOGIES FOR ABSENCE

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

PH117 DECLARATIONS OF INTEREST

The following Declaration of Interest was made:

- Cllr Barton: Resident of Orchard Lane (personal)

PH118 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH119 QUESTIONS FROM THE PUBLIC

Concern was expressed that there were a number of unadopted and unregistered roads in Leominster such as Orchard Lane which public rights of access may be extinguished from if they were not registered formally by 2026 due to a change in legislation. It appeared that Herefordshire Council was expecting the town and parish councils in Herefordshire to register all unadopted roads and paths. It was agreed to bring forward agenda item 9(c) for discussion.

Following discussion it was **RESOLVED:**

- To support the request to encourage Herefordshire Council to register all unadopted highways within the County of Herefordshire and;
- To submit a direct request to Herefordshire Council to proactively register all the unadopted roads and paths in Herefordshire as part of its role as Highway Authority.

PH120 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 1st February 2016 be agreed and signed as a correct record.

It was noted that Cllr Thomas would be attending the Herefordshire Council Planning Meeting being held on Wednesday 24th February 2016 to

represent Leominster Town Council with regard to planning applications P150052 and P150053.

PH121 PLANNING APPLICATIONS

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

APPLICATION: P160204

SITE : Brierley Court Hop Farm, Brierley Lane, Brierley

DESCRIPTION: Distribution of previously excavated soil from the creation of new reservoirs to 3 field areas on the same holding.

COMMENT: Noted that prior approval was not required.

APPLICATION: P160226

SITE : Land adjacent 87 Bridge Street, Leominster HR6 8EA

DESCRIPTION: Proposed two storey dwelling.

COMMENT: Recommend Refusal for the following reasons:

- The proposal was inappropriate in design;
- The design was out of keeping and character with the existing street scene.

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 for the following reasons:

- The proposal does not meet any of the requirements contained in Policy RA3 of the Herefordshire Core Strategy;
- The proposal goes against the emerging Leominster Area Neighbourhood Plan Policy LANP5 – New Homes in the Countryside which states that new development in the countryside will not be allowed unless it is essential for an agricultural worker to live permanently at or near their place of work.

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

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
APPLICATION: P160338
SITE : Martin Croft, Upper Ivington, Leominster HR6 0JN
DESCRIPTION: Proposed single storey side extension.
COMMENT: No objection

PH122 DECISIONS

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

Grants/Approvals

APPLICATION: P151820
SITE: Pattys Cross Cottage, Leominster, Herefordshire, HR6 8DD
DESCRIPTION: Propose to replace single glazing to some windows with double glazing
COMMENT: No objection subject to the views of the Conservation Officer and that the proposal is sympathetic to the character of the building.
DECISION: Approved with conditions

APPLICATION: P152439
SITE ADDRESS: West Eaton Residential Home, Leominster HR6 0QJ
DESCRIPTION: Proposed 62 bedroom residential dementia nursing care community on two floors with associated landscaping.
COMMENT: No objections raised.
DECISION: Approved with conditions

APPLICATION: P153323
SITE: 55 Etnam Street, Leominster HR6 8AE
DESCRIPTION: Works to trees in a Conservation Area
COMMENT: No Objection subject to the views of the tree officer.
DECISION: Approved

APPLICATION: P153357
SITE: 1 Brook Hall Mews, Vicarage Street, Leominster HR6 8FP
DESCRIPTION: Works to trees in a Conservation Area. Lime Tree
COMMENT: No Objection.
DECISION: Approved

APPLICATION: P153519
SITE: 93 Bridge Street, Leominster HR6 8EA
DESCRIPTION: Proposed demolition of single storey brick extension and erection of conservatory (Retrospective).
COMMENT: No Objection
DECISION: Approved with conditions

APPLICATION: P153520
SITE: 93 Bridge Street, Leominster HR6 8EA
DESCRIPTION: Listed Building Consent: Proposed demolition of single storey brick extension and erection of conservatory (Retrospective).
COMMENT: No Objection
DECISION: Approved.

APPLICATION: P153669
SITE: Hivron, 29 Barons Cross Road, Leominster HR6 8ERL
DESCRIPTION: Proposed 2 storey rear extension
COMMENT: No Objection.
DECISION: Approved with conditions

APPLICATION: P153758
SITE: The Woodlands, Ryelands Road, Leominster HR6 8PN
DESCRIPTION: Works to various trees.
COMMENT: Approved.
DECISION: Approved.

APPLICATION: P160018
SITE: 193 Ridgemoor Road, Leominster HR6 8UJ
DESCRIPTION: Works to various trees.
COMMENT: Approved.
DECISION: Approved.

Appeal Decision

APPLICATION: P150013 Outline
SITE: Towns End Cottage, 10 Hereford Road, Leominster, Herefordshire, HR6 8JU
DESCRIPTION: Site for proposed residential development.
COMMENT: Request deferral of the determination of this application until the legal position has been confirmed regarding the possible obstruction the proposal will have to the footpath that runs alongside the property has been fully resolved and the ownership of the access is fully resolved. Council expressed concern that power cables run alongside the property so it may prove difficult and expensive if the footpath needs to be diverted.
DECISION: Refused

PH123 NEIGHBOURHOOD PLAN

There was no further update available. Consultation on the Neighbourhood Plan would close on 2nd March 2016.

PH124 HIGHWAYS

- (a) **Local Transport Initiatives** – Committee **NOTED** that a meeting with neighbouring parishes would take place on Tuesday 1st March 2016 at 7pm at the Council Offices.

- (b) Cycle Training** – Committee **NOTED** that Herefordshire Council offered free cycle training and was working with both Earl Mortimer College and Leominster Primary School.

It was further **NOTED** that the S&A Group had been in discussions with the Adult Cycle Training Department at Herefordshire Council with a view to providing training to its seasonal workers.

- (c) Unrecorded Rights of Way** – This matter has been discussed under Minute PH119.

PH125 LICENSING

- (a) Shooters Bar Ltd** – Committee noted the amendments to the current premises licence.

PH126 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 14th March 2016 at 18:00hrs in the Council Chamber, 17 West Street, Leominster HR6 8EP.

There being no other business the meeting closed at 6.45pm.

CHAIR:

DATE: