

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 20th March 2017 commencing at 19:00 hours in the Council Offices, 17 West Street, Leominster HR6 8EP.

MEMBERS PRESENT: Councillors R Pendleton (Chair), Davies, Lacey, A Pendleton and Preece.

ALSO PRESENT: Ward Cllr Stone and one member of the public.

OFFICERS PRESENT: Town Clerk.

PH151/16 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Barton (personal), Freedland, Rumsey (holiday), Rosser (work), Taylor and Thomas (holiday)

PH152/16 DECLARATIONS OF INTEREST

There were no Declarations of Interest was made.

PH153/16 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH154/16 QUESTIONS FROM THE PUBLIC

One member of the public and Cllr Stone were present. There were no matters raised.

PH155/16 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 6th March 2017 be agreed and signed as a correct record.

PH156/16 THE LEOMINSTER HUM

Committee noted the open letter, revised report and additional comments received from BPI, RPS and Herefordshire Council following the meeting held on 6th February 2017. Concerns were raised that the noise was as loud as ever.

Following discussion the following timeline was adopted:

- The Open Letter to Leominster Residents would be uploaded onto the Town Council website and an electronic copy would be sent to the residents who had been involved in the matter to date;
- Following receipt of the Action Plan currently being developed by BPI and RPS, which was expected to be ready for release by the end of May, the Plan would be put on public display by the Town Council in the exhibition area at 11 Corn Square;
- Communications with the company would continue.

PH157/16 PLANNING APPLICATIONS

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

APPLICATION: P163285

SITE: Brook Hall, 27 Broad Street, Leominster, HR6 8BT

DESCRIPTION: Proposed conversion of ground floor only into 2 self-contained flats.

COMMENT: No objection to this application providing the following conditions were addressed:

- That the views of the Conservation Officer were taken into consideration;
- The concerns raised by local residents regarding the proposals were fully considered;
- That the points raised in the report submitted by Mr James were addressed fully;
- That all features of architectural and historical significance were protected and could be retrieved in the future;
- That the objections raised by the Transport Department that no car or cycle parking is proposed, nor is there space available. However, it is likely that at least some of the occupants will own cars, which will most likely be parked on the highway. This will increase parking pressure at an already busy place, including probable illegal parking in Vicarage Street. If the development was for fewer flats, it is likely that parking pressure would be reduced. This is contrary to NPPF Guidance clause 40;
- That adequate provision is made for the storage and disposal of waste.

APPLICATION: P163287

SITE: Brook Hall, 27 Broad Street, Leominster, HR6 8BT

DESCRIPTION: Proposed conversion of ground floor only into 2 self-contained flats.

COMMENT: No objection to this application providing the following conditions were addressed:

- That the views of the Conservation Officer were taken into consideration;
- The concerns raised by local residents regarding the proposals were fully considered;
- That the points raised in the report submitted by Mr James were addressed fully;
- That all features of architectural and historical significance were protected and could be retrieved in the future;
- That the objections raised by the Transport Department that no car or cycle parking is proposed, nor is there space available. However, it is likely that

- at least some of the occupants will own cars, which will most likely be parked on the highway. This will increase parking pressure at an already busy place, including probable illegal parking in Vicarage Street. If the development was for fewer flats, it is likely that parking pressure would be reduced. This is contrary to NPPF Guidance clause 40;
- That adequate provision is made for the storage and disposal of waste.

APPLICATION: P170524
SITE: Land at Brick House Farm, Brierley, Leominster, Herefordshire, HR6 0NT
DESCRIPTION: Approval of Reserved Matters for access, layout, landscaping, scale and appearance (P160553/0).
COMMENT: No objection in principle but it was noted that the proposed drive which is proposed to be 3.6 metres wide was not wide enough to enable two cars to pass by each other and was therefore too narrow.

APPLICATION: P170595
SITE: The Lilacs, Laundry Lane, Leominster, HR6 8JT
DESCRIPTION: Removal of condition 3 (DCNC2006/2898/F) creation of an ancillary annexe. Remove condition in order to separate into two properties.
COMMENT: Insufficient information had been provided to enable an informed comment to be made. It was agreed to defer this item until additional information had been provided.

APPLICATION: P170779
SITE: Meath House, Mill Street, Leominster, HR6 8EF
DESCRIPTION: Propose to crown reduce 1 x Willow tree (T1) by 30%.
 Crown reduce 1 x Walnut tree (T2) by 30%.
COMMENT: Delegate authority to the Town Tree Warden to comment.

APPLICATION: P170798
SITE: 137 Bargates, Leominster, Herefordshire, HR6 8QS
DESCRIPTION: Works to various Conifers.
COMMENT: Delegate authority to the Town Tree Warden to comment.

PH158/16 DECISIONS

The following grants and refusals were noted:

APPLICATION: P161189
SITE: Land adjoining Hengrave Green, Ivington, Leominster, Herefordshire, HR6 0JL
DESCRIPTION: Erection of 7 dwellings with associated vehicular access, parking and landscaping (Outline).

COMMENT: No objection
DECISION: Approved with conditions

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.
DECISION: Trees covered by TPO – Consent

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.
COMMENT: No objection
DECISION: Trees in a conservation area – works can proceed.

PH159/16 LEOMINSTER AREA NEIGHBOURHOOD PLAN

Committee noted the following timeline for the completion of the Leominster Area Neighbourhood Plan:

- Initial amendments had now been completed and were being checked prior to submission to Herefordshire Council for final comment;
- The finalised Plan would be submitted to Herefordshire Council along with all the amended maps for final comment prior to Regulation 16 submission and consultation;
- Prior to the Regulation 16 submission a one week public consultation would be held at Corn Square for residents to comment on the amended Plan;
- There would be a further six week public consultation overseen by Herefordshire Council as part of Regulation 16 requirements;
- This would be followed by examination and referendum. Currently the timescale for completion was expected to be approximately six months.

PH160/16 HIGHWAYS AND PARKING MATTERS

Committee noted the reply received from Richard Ball following concerns raised by the Committee regarding the poor state of the highways and public realm in Leominster. A meeting had been held with Richard Ball, James Fishlock and Ray Wallace on Wednesday 15th March 2017 to discuss a number of issues.

It was confirmed by Herefordshire Council that it was developing proposals to improve the public realm in Leominster which would be available in a few weeks time. This would include an assessment of current Traffic Regulation Orders. Following this it had been agreed to conduct a public consultation on the proposals, including additional Residents Parking Zones.

It was acknowledged that there was a lack of investment funding available and one suggestion put forward by Committee was the consideration of levying rates on Poultry Farms which were currently exempt.

It was agreed to write to Bill Wiggin MP outlining the Council's and residents concerns regarding the very poor condition of the highways and requesting him to seek additional funding to help alleviate the issue.

PH161/16 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 10th April 2017 at 19:00hrs in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business, the meeting closed at 8:05pm.

CHAIR:

DATE: