



# LEOMINSTER TOWN COUNCIL

## PLANNING & HIGHWAYS COMMITTEE

Tuesday 12<sup>th</sup> June 2018

To: All Members of the Planning & Highways Committee:  
Councillors Rosser (Chair), Preece (Vice Chair), Bartlett, Davies, Egan, J  
Herschy, Rumsey and Thomas (3 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 18<sup>th</sup> June 2018** 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. **THE HUM**  
To receive an update if available. A meeting will take place on 27<sup>th</sup> June 2018. The time of the meeting has not yet been confirmed.
7. **MINUTES OF PREVIOUS MEETING**  
To receive and approve as a correct record the minutes of the Planning & Highways Committee meeting held on 4<sup>th</sup> June 2018.
8. **PLANNING**
  - (a) **Planning applications** – The following applications have been received from the Planning Authority and require comment:

**APPLICATION:** P152544  
**SITE:** Petrogas, Bargates, Leominster HR6 8EY  
**DESCRIPTION:** Proposed integral illumination and screen to ATM fascia. Internally illuminated Free Cash withdrawals sign above the ATM fascia. Blue LED halo illumination to ATM surround.  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=152544&search=152544](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=152544&search=152544)

**APPLICATION:** P174097  
**SITE:** Mile End, Broad Lane, Leominster HR6 0AL  
**DESCRIPTION:** Re-consultation: 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.  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=174097&search=174097](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=174097&search=174097)

**APPLICATION:** P174368  
**SITE:** Brierley Court Hop Farm, Brierley, Leominster HR6 0NU  
**DESCRIPTION:** Removal of condition 2 (DCNC2009/0167/F)  
Application: (part retrospective) to allow for year round covering for permitted polytunnels.  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=174368&search=174368](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=174368&search=174368)



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**APPLICATION:** P181772  
**SITE:** 67 Osborne Place, Leominster HR6 8BW  
**DESCRIPTION:** Proposed extension to existing dwelling.  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=181772&search=181772](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=181772&search=181772)

**APPLICATION:** P182059  
**SITE:** 5 The Rugg, Leominster HR6 8TE  
**DESCRIPTION:** Proposed conversion of garage to provide annexe for parents to live in and be cared for.  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=182059&search=182059](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=182059&search=182059)

**APPLICATION:** P182111  
**SITE:** Townsend House, 15 Green Lane, Leominster HR68QJ  
**DESCRIPTION:** One tree in the area hatched is clearly sick due to lack of water (T1) this will need to be removed along with other trees marked T2, T3 in this area, smaller trees (under 12" diameter) and brush will also be removed to improve light and water to ensure we can save the larger old trees pine trees and Large Yew Tree in this area. There will also be some remedial surgery to the larger pines in this area due to the branches that came down during the snow (as discussed with the tree preservation officer). A Portuguese laurel hedge will be planted along the wall to replace trees that have been removed. These will then be managed to ensure they do not take water from the other.  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=182111&search=182111](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=182111&search=182111)

- (b) **Update on P170052, Copper Beech Tree, Clifton Bingo Hall** – To note that the replacement tree has been requested and the applicants will be reminded of their obligations in late summer/early autumn.
- (c) **Mortimer Forest Holiday Park** – Members have been provided with information regarding this proposal to construct 68 luxury holiday chalets on Juniper Hill, Mortimer Forest. Does Committee wish to make a comment?

#### 9. DECISIONS

To note the following planning decisions made by Herefordshire Council:

**APPLICATION:** P173506  
**SITE:** Land at 15 Mill Street, Leominster, Herefordshire  
**DESCRIPTION:** Proposed Cottage



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**COMMENT:** No objection subject to the criteria regarding the development of gardens contained within the Leominster Area Neighbourhood Plan

**DECISION** Refused

**APPLICATION:** P180755

**SITE:** 1 Old Hall Cottages, Brierley, Leominster, HR6 0NU

**DESCRIPTION:** Replace 2 single casement metal windows on the ground floor and first floor with new single glazed double casement hard wood windows.

**COMMENT:** No objection.

**DECISION** Planning permission not required.

**APPLICATION:** P181017

**SITE:** Telephone Exchange, Rylands Road, HR6 8NZ

**DESCRIPTION:** Proposed external spiral staircase replacement.

**COMMENT:** No objection.

**DECISION** Approved with conditions.

**APPLICATION:** P181078

**SITE:** 40 Caradoc Drive, Leominster HR6 8BQ

**DESCRIPTION:** Retrospective application for a shed.

**COMMENT:** No objection.

**DECISION** Approved with conditions.

#### 10. HIGHWAYS AND PARKING MATTERS

- (a) **Highway & Parking Matters** – To consider any additional parking and highway issues.

#### 11. LEOMINSTER AREA NEIGHBOURHOOD PLAN

The revised Evidence Statement has now been submitted and the regulation 16 consultation commenced on Monday 11<sup>th</sup> June 2018. Clarification has also been submitted regarding primary and secondary shop frontages.

#### 12. DATE OF NEXT MEETING

The next meeting will be held on Monday 2<sup>nd</sup> July 2018 at **19:00hrs** in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

It is requested that the following meeting originally scheduled for Monday 23<sup>rd</sup> July be moved forward to Monday 16<sup>th</sup> July 2018 to commence at 6pm.

# LEOMINSTER TOWN COUNCIL

## PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 4<sup>th</sup> June 2018 commencing at 19:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

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**MEMBERS PRESENT:** Councillors Rosser (Chair), Preece (Vice-Chair), Herschy, Rumsey and Thomas.

**ALSO PRESENT:** Cllr Sutcliffe, Ward Cllr Stone and 1 member of the public.

**OFFICER PRESENT:** Town Clerk.

### **PH13/18 APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllrs Bartlett (Mayoral duties), Davies (Illness) and Egan (personal).

### **PH14/18 DECLARATIONS OF INTEREST**

The following declaration of interest was made:

- Cllr Rumsey (personal): Morrisons.

### **PH15/18 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.

### **PH16/18 REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

### **PH17/18 QUESTIONS FROM THE PUBLIC**

One member of the public was present. It was confirmed that the letter relating to Footpath ZC93 had been received. However, the issues raised within the letter would need to be submitted to Herefordshire Council as Leominster Town Council did not have the legal powers or responsibilities to address the matters raised. Committee further recommended that the resident raise the matters with Ward Cllr Marsh.

### **PH18/18 THE HUM**

Committee noted that the contact at BPI had now been identified and a meeting would be arranged as soon as possible. This followed the recent update received from Herefordshire Council.

**PH19/18 MINUTES OF PREVIOUS MEETING**

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 21<sup>st</sup> May 2018 be agreed and signed as a correct record.

**PH20/18 PLANNING APPLICATIONS**

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

**APPLICATION:** P181308  
**SITE:** 45 The Meadows, Leominster HR6 8QY  
**DESCRIPTION:** Proposed loft conversion and dormer extension to form lounge area, bathroom and bedroom.  
**COMMENT:** No objection.

**APPLICATION:** P181490  
**SITE:** Ashdown, 19 Barons Cross Road, Leominster HR6 8RL  
**DESCRIPTION:** Re-consultation: Proposed erection of studio/annexe to form ancillary accommodation.  
**COMMENT:** No objection.

**APPLICATION:** P181644  
**SITE:** The Frere House, 15 Church Street, Leominster HR6 8NE  
**DESCRIPTION:** Retrospective: Various external and internal works including taking away no structural modern walls, replacing cement based plaster and other mortar with lime based products. Adding traditional oak structural supports.  
**COMMENT:** No objection.

**APPLICATION:** P181649  
**SITE:** The Frere House, 15 Church Street, Leominster HR6 8NE  
**DESCRIPTION:** Retrospective LBC: Various external and internal works including taking away no structural modern walls, replacing cement based plaster and other mortar with lime based products. Adding traditional oak structural supports.  
**COMMENT:** No objection.

**APPLICATION:** P181645  
**SITE:** Waverley House Care Home, Etnam Street, Leominster HR6 8AQ  
**DESCRIPTION:** Proposed bedroom conversions and new car parking.  
**COMMENT:** No objection.

**APPLICATION:** P181728  
**SITE:** 5-6 Corn Square, Leominster HR6 8LR  
**DESCRIPTION:** Proposed modification of front door.

**COMMENT:** No objection.

**APPLICATION:** P181915

**SITE:** 3 Ropewalk Avenue, Leominster, HR6 8LY

**DESCRIPTION:** Proposed works to a large ash tree. Tree roots appear to be now pressing against the back wall of house. Crack in mortar bond in centre of ground floor window would tend to indicate heave. Request permission to fell tree and grind out stump.

**COMMENT:** Following a visit by the Town Council's Tree Wardens Committee recommend refusal to this application for the following reasons:

- The tree was protected by a Tree Preservation Order;
- The tree was sited some distance away from the area of the property that was allegedly being undermined by the tree roots;
- There was no obvious evidence that the tree roots were actually causing any damage to the property;
- It was recommended that consideration be given to reducing the crown by a maximum of 25% rather than fell it completely.

Committee thanked the Tree Wardens for their recommendations.

#### **PH21/18 DECISIONS**

Committee noted that there were no outstanding planning decisions made by Herefordshire Council to be reported.

#### **PH22/18 HIGHWAYS AND PARKING MATTERS**

**(a) TRO Monkland Road (A44 & U93002)** – Committee noted that documents relating to a statutory consultation for a Traffic Regulation Order for Monkland Speed Limit review had been received and distributed to all members. Committee agreed to support this TRO.

**(b) Highway & Parking Matters** – Committee noted the following issues: consider any additional parking and highway issues.

- Concern was expressed regarding cars parking on the pavement. This practice was making it very difficult for pedestrians, especially those with pushchairs and with restricted ability, to use the pavements safely;
- A request to carry out a full review of the white lines in Leominster and identify all those that required repainting would be submitted to Balfour Beatty;
- There continued to be a significant number of potholes requiring repair throughout the town. This would also be reported.

**PH23/18 LEOMINSTER AREA NEIGHBOURHOOD PLAN**

Committee noted that the Examiner had requested that the Evidence Statement should undergo a six week consultation period. The revised Statement would be submitted to Herefordshire Council as soon as possible. The additional six week consultation would inevitably delay the examination of the Plan further.

**PH24/18 DATE OF NEXT MEETING**

Committee noted that the next meeting would be held on Monday 18<sup>th</sup> June 2018 at 19:00hrs in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 7:45pm.

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**CHAIR:**

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**DATE:**