



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Wednesday 18th January 2017

To: All Members of the Planning & Highways Committee:
Councillors R Pendleton (Chair), Thomas (Vice-Chair), Barton, Davies,
Freedland, Lacey, A Pendleton, Preece, Rosser, Rumsey and Taylor.
(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 23rd January 2017** commencing at **19:00 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 9th January 2017 (**attached**).
- 6. THE LEOMINSTER HUM**
To receive an update regarding the Hum.



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7. PLANNING APPLICATIONS

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

APPLICATION: P164015

SITE: 46 South Street, Leominster

DESCRIPTION: Proposed change of use of ground floor shop into flat

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=164015&search=p164015>

APPLICATION: P164154

SITE: Brantwood, Hereford Road, Leominster HR6 8JU

DESCRIPTION: Proposed rear extension

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=164154&search=p164154>

APPLICATION: P170026

SITE: The Spinney, Ginhall Lane, Leominster HR6 8RD

DESCRIPTION: Works to various trees

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=170026&search=p170026>

APPLICATION: P170052

SITE: 30 South Street, Leominster HR6 8JB

DESCRIPTION: Complete removal of copper beech tree

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=170052&search=p170052>

8. DECISIONS

The following decisions have been made by Herefordshire Council.

Grants/Approvals

APPLICATION: P161486

SITE: Land at Pinfarthings, Off North Mappenors Lane, Leominster, Herefordshire.

DESCRIPTION: Outline application for residential development of up to 21 dwellings with means of access.

COMMENT: Recommend refusal for the following reasons:

- The proposal would create unacceptable traffic hazards in Green Lane and Bargates;
- The proposal would exacerbate the poor air quality at the Bargates junction;
- The number of traffic movements would be too great for the current low level of highway infrastructure, especially on Green Lane and Bargates;



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- The junction of Green Lane and Ginhall Lane is unsuitable for any additional traffic movements.

DECISION: Approved with conditions.

APPLICATION: P162801

SITE: West Eaton Dementia Care Home, Leominster, Herefordshire, HR6 0QJ

DESCRIPTION: Demolition of existing conservatory and construction of two single storey day room extensions to existing dementia nursing care home.

COMMENT: No objection

DECISION: Approved with conditions.

APPLICATION: P163586

SITE: Land to the rear of 38 Buckfield Road, Leominster, Herefordshire.

DESCRIPTION: Propose to remove trees.

COMMENT: This application is misleading and contains a number of errors in it, including the ownership of the trees, which is not Leominster Town Council. It is recommended that the application is returned to the applicants and that the true owner of the land the trees are located is identified prior to this being progressed further.

DECISION: Trees covered by TPO – Consent

APPLICATION: P163507

SITE: Fern Bank, 9 Pierrepont, Leominster, Herefordshire, HR6 8RB

DESCRIPTION: Remove retaining wall and steps. Build new retaining wall, steps and tarmac area to provide off road parking for two vehicles.

COMMENT: No objection.

DECISION: Approved with conditions.

APPLICATION: P163614

SITE: J Mart Warehouse Church Building, Burgess Street, Leominster, Herefordshire, HR6 8DE

DESCRIPTION: Propose to cover existing yard, outside sales area.

COMMENT: No objection subject to the comments from Welsh Water.

DECISION: Approved with conditions.

9. HIGHWAYS

- (a) **Public Realm Update** – To collate comments prior to submitting a response to the proposals received.
- (b) **Highway Repairs** – To note that essential pothole repairs will be carried out along Ryelands Road on 20th January 2017. Work will commence at 4.30am and anticipated completion is 8.30am.



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10. PARKING MATTERS

- (a) **Electrical Vehicle Parking and Charing, Etnam Street** – Herefordshire Council is proposing to charge to use the charging point in Etnam Street due to reported misuse by users. Comments are invited.
- (b) **Etnem Street and Pinsley Road** – To consider the following proposal. Please see the attached maps for further reference:

Etnam Street, Leominster: Proposed prohibition of waiting, loading and unloading at any time

Pinsley Road, Leominster: Proposed prohibition of waiting at any time and introduction of additional residents' permit parking bay

Balfour Beatty Living Places, on behalf of Herefordshire Council, are considering proposals to introduce parking and loading restrictions in Etnam Street, Leominster. The proposals look to introduce a prohibition of waiting, loading and unloading at any time in order to combat the regular habitual parking of vehicles on the footways adjacent to the two pedestrian crossings and alongside the built out footway to the west of the junction with Falconer Street that is hampering visibility and passage to through traffic in each of these areas. The proposals are depicted on the enclosed plans HD/T/LEO/1652/2a and HD/T/LEO/1652/3a.

In addition, a request has been received from the residents of the Coach House, located on the spur road off Pinsley Road, asking that consideration be given to the introduction of additional parking restrictions and an extra residents' permit parking bay to be included into Zone LF as shown on the enclosed plan HD/T/LEO/1652/1a.

Under normal circumstances, if no response is received within the 20 working day period by 15th February 2017 then I will conclude that you wish to raise no objection to the proposals. However, if your reply is received after the 20 working days consultation period, but before the report has been submitted for a decision, your comments will be annexed to the report.

11. DATE OF NEXT MEETING

The next meeting will be held on Monday 13th February 2017 at 19:00hrs. Venue to be confirmed.

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Minutes of the Planning & Highways Committee meeting held on Monday 9th January 2017 commencing at 19:00 hours in the Council Offices, 17 West Street, Leominster HR6 8EP.

MEMBERS PRESENT: Councillors R Pendleton (Chair), Barton, Lacey, A Pendleton, Preece, Rosser and Rumsey.

ALSO PRESENT: One member of the public.

OFFICERS PRESENT: Town Clerk.

The Chair wished everyone a Happy New Year and welcomed Cllr Preece to the Committee.

PH106/16 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Davies, Freedland, Taylor and Thomas.

PH107/16 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH108/16 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH109/16 CO-OPTION

Committee formally **RESOLVED** to co-opt Cllr Jon Preece on to the Planning & Highway Committee.

PH110/16 QUESTIONS FROM THE PUBLIC

No matters were raised.

PH111/16 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 19th December 2016 be agreed and signed as a correct record.

PH112/16 THE LEOMINSTER HUM

Committee noted that a meeting was being organised in the near future to discuss the results of the BPI Noise Survey recently carried out. It was agreed that Cllrs R Pendleton, J Bartlett and J Rumsey would attend on behalf of the Town Council.

PH113/16 PLANNING APPLICATIONS

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

APPLICATION: P163890
SITE: 5 Castle Fields, Leominster, HR6 8BG
DESCRIPTION: Proposed domestic single storey front extension, new sunroom extension to rear and associated alterations
COMMENT: No objection

APPLICATION: P163972
SITE: Glaslyn, Barons Cross Rd, Leominster, HR6 8RS
DESCRIPTION: Erection of outbuilding for a purpose incidental to the enjoyment of the dwelling house (storage of classic vehicles)
COMMENT: No objection

APPLICATION: P163988
SITE: The Coach House, The Grange, Leominster, HR6 8NP
DESCRIPTION: Works to trees in a conservation area.
COMMENT: No objection

PH114/16 DECISIONS

The following decisions made by Herefordshire Council were noted.

Grants/Approvals

APPLICATION: P162359
SITE: Land to rear of Howard Cottage, Barons Cross Road, Leominster
DESCRIPTION: Proposed erection of 2 houses with garages.
COMMENT: No objection.
DECISION: Approved with conditions.

APPLICATION: P163403
SITE: Gable End, Ashfield Lane, Leominster, Herefordshire, HR6 8RG
DESCRIPTION: Proposed change of height to existing boundary wall.
COMMENT: No objection.
DECISION: Approved with conditions.

Withdrawn

APPLICATION: P162432
SITE: 17 West Street, Leominster, Herefordshire, HR6 8EP
DESCRIPTION: Change of use to restaurant with alcohol licence, to include A3, A4 and A5 use.
COMMENT: For information. Noted. No comment submitted.

PH115/16 HIGHWAYS

- (a) **Public Realm Update** – Council noted that an initial feasibility study relating to this project had now been developed by Herefordshire Council and its contractor, Balfour Beatty.

Following discussion it was agreed to place this on the next Planning & Highways agenda to develop a response. A report would then be compiled, funding sources identified and a possible timescale for implementation drawn up.

It was agreed to request the cost of annual maintenance of Leominster town centre from Balfour Beatty and Herefordshire Council.

- (b) **Public Transport** – Committee noted the Herefordshire Bus Service Consultation analysis report dated October 2016 which had been received.
- (c) **Bus Services** – Committee **RESOLVED** to support the following recommendations:
 - That the Town Council continues to support the 427 Bus Service in 2017/18;
 - That the Town Council continues to support the 490 bus service in 2017/18.
- (d) **Footpath ZC137 (Part) Diversion** – Committee noted the information received regarding the realignment of the footpath. It was agreed to support the diversion and monitor its implementation.

PH116/16 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 23rd January 2017 at 19:00hrs in the Council Chamber, 17 West Street, Leominster HR6 8EP.

There being no other business, the meeting closed at 7:54pm.

CHAIR:

DATE: