



# LEOMINSTER TOWN COUNCIL

## PLANNING & HIGHWAYS COMMITTEE

Tuesday 13<sup>th</sup> September 2016

To: All Members of the Planning & Highways Committee:  
Councillors R Pendleton (Chair), Thomas (Vice-Chair), Bartlett, Barton,  
Davies, Freedland, Lacey, A Pendleton, 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 19<sup>th</sup> September 2016** 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 5<sup>th</sup> September 2016 (**attached**).
- 6. PLANNING APPLICATIONS**  
The following applications have been received from the Planning Authority and require comment:



## LEOMINSTER TOWN COUNCIL

### PLANNING & HIGHWAYS COMMITTEE

- APPLICATION:** P161766  
**SITE:** 1 Hope Cottages, Aldermans Meadow, Leominster, Herefordshire HR6 8LB  
**DESCRIPTION:** Freestanding garage converted to be used for a dog grooming parlour and utility/laundry area (Retrospective).  
**LINK:** <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=161766&search=p161766>
- APPLICATION:** P162378  
**SITE ADDRESS:** Westgate House, Westgate, Leominster HR6 8SA  
**DESCRIPTION:** Removal of the current rear upvc conservatory and extend the kitchen by 3 metres to the side, into the currently occupied conservatory area. The remaining area of the removed conservatory will be returned to garden space. Small log store. Veranda across the front of the house. Fully landscaped garden area.  
**LINK:** <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=162378&search=P162378>
- APPLICATION:** P162775  
**SITE:** Grange House, The Grange, Leominster, Herefordshire, HR6 8AE  
**DESCRIPTION:** Works to Trees in a Conservation Area - fell Silver Birch.  
**LINK:** <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=162775&search=p162775>
- APPLICATION:** P162776  
**SITE:** Garden Cottage, Etnam Street, Leominster, Herefordshire, HR6 8AE  
**DESCRIPTION:** Works to Trees in a Conservation Area - fell Hawthorne.  
**LINK:** <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=162776&search=p162776>
- APPLICATION:** P161696  
**SITE:** 39 Broad Street, Leominster, Herefordshire, HR6 8DD  
**DESCRIPTION:** Proposed conversion of existing building to 3 residential units. Rear extension to first and second floor. Roof alteration to provide top covering to extension. Remove existing chimney stacks.  
**LINK:** <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=161696&search=p161696>



## LEOMINSTER TOWN COUNCIL

### PLANNING & HIGHWAYS COMMITTEE

**APPLICATION:** P161697  
**SITE:** 39 Broad Street, Leominster, Herefordshire, HR6 8DD  
**DESCRIPTION:** Proposed conversion of existing building to 3 residential units. Rear extension to first and second floor. Roof alteration to provide top covering to extension. Remove existing chimney stacks.  
**LINK:** <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=161697&search=p161697>

*Deferred from meeting on 5<sup>th</sup> September 2016*

**APPLICATION:** P162556  
**SITE:** Land west of Eaton Hill, Leominster  
**DESCRIPTION:** Erection of two poultry units, feed bins, widening of existing access, new access track and associated development.  
**COMMENT:** Concerns were raised regarding the following points:

- The proposal constitutes an industrial process and should therefore be sited in a more appropriate location;
- The proposal will inevitably impinge on the visual and historic amenity of Eaton Hill;
- Potential for run-off from the site to cause contamination of local waterways and woodlands, with particular reference to the fact that the River Lugg is a designated SSSI;
- Possible impact on local residents due to noise and odours;
- Lorry access along existing public footpaths would constitute a potential safety hazard;
- Positive impact on local employment opportunities is likely to be minimal, given low staffing requirements for the facility;
- Leominster Town Council recommends that a full Environmental Statement be required for the development.

#### 7. DECISIONS

The following decisions have been made by Herefordshire Council.

*Grants/Approvals*

**APPLICATION:** P161456  
**SITE ADDRESS:** 26 High Street, Morris Mews, Leominster.  
**DESCRIPTION:** Proposed change of use from office accommodation to 3 no. flats.  
**COMMENT:** No objection subject to the proposal meeting building control regulations.  
**DECISION:** Approved with conditions



## LEOMINSTER TOWN COUNCIL

### PLANNING & HIGHWAYS COMMITTEE

**APPLICATION:** P162212  
**SITE:** The Corner Barn, Widgeon Hill Barns, Hamnish,  
Leominster, HR6 0QN  
**DESCRIPTION:** Installation of a new lounge window and bedroom  
rooflight.  
**COMMENT:** No objection.  
**DECISION:** Approved with conditions

**APPLICATION:** P162302  
**SITE:** Brierley Court Barns, Brierley Lane, Brierley,  
Herefordshire, HR6 0NU  
**DESCRIPTION:** Variation of a condition 2 of permission 150472 -  
substitution of plans for a repositioned building.  
**COMMENT:** No Objection  
**DECISION:** Approved with conditions

*Determination as to whether prior approval is required (changes of use)*

**APPLICATION:** P161729  
**SITE:** Benedict Court, Southern Avenue, Leominster,  
Herefordshire, HR6 0QF  
**DESCRIPTION:** Proposed change of use of existing B1 offices (single and  
2 storey) to 6 x 2 bedroom flats and 7 x 1 bedroom flats.  
**DECISION:** Prior approval is required.

#### 8. THE HUM

An update on recent developments will be provided at the meeting.

#### 9. HIGHWAYS

- (a) **Footpath ZC137** – An update will be provided regarding this footpath closure.

#### 10. DATE OF NEXT MEETING

The next meeting will be held on Monday 10<sup>th</sup> October at 19:00hrs in the Council Chamber, 17 West Street, Leominster HR6 8EP.

# LEOMINSTER TOWN COUNCIL

## PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 5<sup>th</sup> September 2016 commencing at 19:00 hours in the Council Offices, 17 West Street, Leominster HR6 8EP.

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**MEMBERS PRESENT:** Councillors R Pendleton (Chair), Thomas (Vice Chair), Bartlett, Davies, Freedland, Lacey, A Pendleton, Rosser and Rumsey.

**ALSO PRESENT:** Ward Cllr McCaull and ten members of the public.

**OFFICERS PRESENT:** Town Clerk and Office Manager.

Prior to the commencement of the meeting Cllr Rumsey was formally elected on to the Planning and Highways Committee, after being proposed by Cllr Thomas and seconded by Cllr A Pendleton.

### **PH48/16 APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllr Barton (work). Cllr Taylor was absent with no apology received.

### **PH49/16 DECLARATIONS OF INTEREST**

There were no Declarations of Interest made.

### **PH50/16 REQUESTS FOR DISPENSATIONS**

No requests for dispensation had been received.

### **PH51/16 QUESTIONS FROM THE PUBLIC**

There were ten members of the public present and the following matters were raised:

- (a) It was requested that more conditions and obligations be attached to planning responses from the Town Council in respect of larger developments of over 10 dwellings. It was suggested that application rejection notifications should also include mention of conditions and obligations that the Committee feel should be applied if the application was approved either by Herefordshire Council or on appeal. It was agreed to include the development of a Community Asset List and Section 106 'wish list' on the agenda for the next meeting of the Environment and Services Committee.
- (b) It was agreed to bring forward planning application PH162594 from agenda item 6. A local resident presented comments regarding the impact of the industrial development on nearby homes. Specifically, it was argued that due to dumping of rubble on the site, the building was taller than outlined in the original planning permission documents. Changes to the roofline and elevation, including window placement, had led to problems with light

reflection and invasion of privacy for those living in nearby bungalows. Photographic evidence was provided.

Following consideration Committee **RESOLVED** to object to this application on the following grounds:

- The proposal would have a negative impact on local residents;
- The current construction does not conform to stipulations outlined in the original planning permission;
- The windows overlooking the residential development to the rear of the development should be opaque;
- All works should discontinue until the planning issues raised by the Town Council and the residents have been resolved.

- (c) It was agreed to bring forward agenda item 9, Travellers Site Development Plan. Committee received representations on the proposals contained within this document. A petition was handed into the Town Council objecting to the location of a site on the A49 Leominster.

Following consideration Committee **RESOLVED** to object to the proposal as the site was unsuitable for the use as a Traveller site for the following reasons:

- Part of the site was a Site of Special Scientific Interest (SSSI);
- Concerns were raised that the footpath running by the site would become inaccessible and unusable;
- Access to the site was poor from the A49 and unsuitable for caravans and larger vehicles;
- The site suffered from flooding issues which would be exacerbated if further development was carried out;
- The site had a water main running through it which would reduce the amount of the site available for development;
- There were a significant number of local objections that had been made to the Town Council.

#### **PH52/16 MINUTES OF PREVIOUS MEETING**

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 8<sup>th</sup> August 2016 be agreed and signed as a correct record.

#### **PH53/16 PLANNING APPLICATIONS**

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

**APPLICATION:** P161692

**SITE:** 51 West Street, Leominster, HR6 8EP

**DESCRIPTION:** Change of use to three cottages and one new flat at first floor and retention of part of existing ground floor commercial unit.

**COMMENT:** The Committee had no objection to the proposal, provided that adequate provisions were made for parking and waste storage. Details of the external changes required

and proposed parking provisions needed to be confirmed prior to any development taking place.

**APPLICATION:** P162137  
**SITE:** Unit 5, Southern Avenue, Leominster, HR6 0QF  
**DESCRIPTION:** Realigning entrance gates, new smoking shelter and new bicycle shelter.  
**COMMENT:** No objection.

**APPLICATION:** P162212  
**SITE:** The Corner Barn, Widgeon, Hill Barns, Hamnish, Leominster HR6 0QN  
**DESCRIPTION:** Installation of a new lounge window and bedroom rooflight  
**COMMENT:** No objection.

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

**APPLICATION:** P162387  
**SITE:** Fordene, Hereford Road, Ford Bridge, Leominster, HR6 0PB  
**DESCRIPTION:** Proposed two storey extension.  
**COMMENT:** No objection.

**APPLICATION:** P162556  
**SITE:** Land west of Eaton Hill, Leominster  
**DESCRIPTION:** Erection of two poultry units, feed bins, widening of existing access, new access track and associated development.  
**COMMENT:** Concerns were raised regarding the following points:

- The proposal constitutes an industrial process and should therefore be sited in a more appropriate location;
- The proposal will inevitably impinge on the visual and historic amenity of Eaton Hill;
- Potential for run-off from the site to cause contamination of local waterways and woodlands, with particular reference to the fact that the River Lugg is a designated SSSI;
- Possible impact on local residents due to noise and odours;
- Lorry access along existing public footpaths would constitute a potential safety hazard;
- Positive impact on local employment opportunities is likely to be minimal, given low staffing requirements for the facility;

- Leominster Town Council recommends that a full Environmental Statement be required for the development.

The Committee agreed to defer the decision until their next meeting on Monday 19<sup>th</sup> September, following a site visit on Friday 9<sup>th</sup> September.

**APPLICATION:** P162594  
**SITE:** Units 15 to 20 Croft Business Park, Leominster  
**DESCRIPTION:** (Retrospective) Link building and slight alterations to elevations.  
**COMMENT:** This application was considered previously under minute PH51/16. Committee resolved to object to this retrospective planning application, due to the negative impact on local residents and concerns that the building does not conform to stipulations outlined in the original planning permission.

**APPLICATION:** P162536  
**SITE:** The Toll House, 23 Ryelands Road, Leominster HR6 8PN  
**DESCRIPTION:** Extension of existing dropped kerb by 4 metres.  
**COMMENT:** No objection.

**APPLICATION:** P162537  
**SITE:** The Toll House, 23 Ryelads Road, Leominster HR6 8PN  
**DESCRIPTION:** Extension of existing dropped kerb by 4 metres.  
**COMMENT:** No objection.

**APPLICATION:** P162545  
**SITE:** 8 Matilda Close, Leominster |HR6 8SJ  
**DESCRIPTION:** Demolition of existing garage and entrance porch.  
 Construction of two storey extension and entrance porch.  
**COMMENT:** No objection.

**APPLICATION:** P162547  
**SITE:** Land at Copper Beech Close, Leominster HR6 8LE  
**DESCRIPTION:** Proposed single storey dwelling.  
**LINK:** The Committee had no objection to the proposal, provided that no concerns were raised after review by the Council's Tree Warden.

## PH54/16 DECISIONS

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

### *Grants/Approvals*

**APPLICATION:** P150052/O  
**SITE ADDRESS:** Land at, and West of West Winds, Cholstrey Road, Leominster, Herefordshire  
**DESCRIPTION:** Proposed 12 dwellings with garages and car spaces.



**TYPE:** Outline  
**COMMENT:** Committee RESOLVED to object to this planning application on the following grounds:

- The application is premature to the adoption of the Herefordshire Core Strategy and the Leominster Area Neighbourhood Plan which specifically designate land suitable for development;
- The application is sited in the Strategic Green Corridor as identified within the Green Infrastructure Plan adopted by Herefordshire Council and is therefore contrary to local planning policy;
- There are major concerns regarding highway safety and the proposed access and egress routes.

**DECISION:** Approved with conditions

**APPLICATION:** P160812

**SITE :** Land at West Winds, Cholstrey Rd, Leominster HR6 8RT

**DESCRIPTION:** Outline – Proposed 23 dwellings with garages and car spaces

**COMMENT:** Recommend refusal for the following reasons:

- The application contains incorrect information regarding the number of dwellings proposed;
- The development of this site, which is not within the built up area of Leominster, has not been identified in the Neighbourhood Development Plan and will exacerbate air pollution levels at Bargates. Accordingly the proposal is contrary to the provisions of Policy L01 of Herefordshire Local Plan – Core Strategy
- The proposed access onto Cholstrey Road is considered dangerous and would create a significant traffic hazard;
- The proposal goes against Policy LD3 of the adopted Herefordshire Core Strategy which requires the retention of existing Green Infrastructure corridors and linkages;
- The proposal is sited directly in the Green Corridor as designated by both the Adopted Core Strategy and the emerging Leominster Area Neighbourhood Plan;
- The proposal goes against Policy LANP 10 of the emerging Leominster Area Neighbourhood Plan, currently at Regulation 16 Stage;
- The proposal goes against Policy LANP 11 of the emerging Leominster Area Neighbourhood Plan, currently at Regulation 16 Stage;
- The Leominster Area Neighbourhood Plan supports the adopted Herefordshire Core Strategy especially with regard to the protection of the Green Infrastructure Corridor.

Leominster Town Council also wishes to support the decision of the Herefordshire Planning Committee which refused planning application P150053 on this site.

**DECISION:** Approved with conditions

**APPLICATION:** P161801

**SITE:** Co-operative Stores, Dishley Street, Leominster HR6 8PX

**DESCRIPTION:** Various signage

**COMMENT:** No Objection

**DECISION:** Approved with conditions

**APPLICATION:** P162053

**SITE:** 141 Bargates, Leominster, Herefordshire, HR6 8QS

**DESCRIPTION:** Pollard Weeping Willow

**COMMENT:** No objection.

**DECISION:** Trees in Conservation Area: Works can proceed

**APPLICATION:** P162028

**SITE:** 70 Westcroft, Leominster, Herefordshire, HR6 8HG

**DESCRIPTION:** Proposed 2 storey side extension.

**COMMENT:** No objection.

**DECISION:** Approved with conditions

**APPLICATION:** P162248

**SITE:** Leominster Fire Station, Broad Street, Leominster, Herefordshire, HR6 8DD

**DESCRIPTION:** Non-material amendment to permission 151176 - Erection of 15m slim line aerial mast and demolition of existing 14m training tower (part of dangerous structure replacement programme) - reposition aerial mast at rear of fire station.

**COMMENT:** The Committee had no objection to the proposal provided it did not conflict with or encroach on to the route of the Bridges Footpath Walk currently being developed.

**DECISION:** Approved

**APPLICATION:** P161473

**SITE:** The Dukes Head, Corn Square, Leominster, Herefordshire, HR6 8LR

**DESCRIPTION:** Conversion of existing yard area to pub garden

**COMMENT:** No objection

**DECISION:** Approved with conditions.

*Withdrawal of Appeal*

P150053 - West Winds, Cholstrey Road, Leominster HR6 8RT

**PH55/16 PLANNING APPLICATION 161486 (NORTH MAPPENORS LANE)**

Council noted that this application was considered at a Herefordshire Council Planning Committee meeting on Wednesday 24 August 2016. A

site inspection was conducted on Tuesday 23<sup>rd</sup> August 2016. Following consideration the Committee granted permission to this outline application.

**PH55/16 TRAVELLERS SITES DEVELOPMENT PLAN**

This item was considered previously under minute PH51/16.

**PH56/16 HIGHWAYS**

- (a) **Footpath ZC137** – A request had been submitted to the PROW Officer to arrange a site meeting with the developers, Signature Homes. A response was awaited and would be followed up.
- (b) **Etnam Street Car Park** – Following consideration it was agreed to defer discussion of the designation of this car park for debate at Full Council.
- (c) **Consultation on Bus Services** – Committee noted that the consultation on spending for passenger transport services over the next three years was being carried out by Herefordshire Council. It was agreed not to send a Town Council response.
- (d) **Replacement 427 Bus Service** – Committee noted that the new service commenced on 2<sup>nd</sup> September 2016.

There being no other business, the meeting closed at 8:25pm.

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**CHAIR:**

\_\_\_\_\_  
**DATE:**