



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 17th April 2018

To: All Members of the Planning & Highways Committee:
Councillors Thomas (Chair), Rosser (Vice-Chair), Bartlett, Davies, Egan,
Freedland, J Herschy, R Pendleton, Preece and Rumsey.
(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 April 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).
- 5. QUESTIONS FROM THE PUBLIC (maximum 15 minutes)**
To receive questions and statements from members of the public as provided for in Standing Orders.



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

6. MINUTES OF PREVIOUS MEETING

To receive and approve as a correct record the minutes of the Planning & Highways Committee meeting held on 26th March 2018.

7. PLANNING APPLICATIONS

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

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.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=180755&search=180755

APPLICATION: P180756
SITE: 1 Old Hall Cottages, Brierley, Leominster, HR6 0NU
DESCRIPTION: Listed Building Consent – Replace 2 single casement metal windows on the ground floor and first floor with new single glazed double casement hard wood windows.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=180756&search=180756

APPLICATION: P180784
SITE: Land at Glen Alva, 136A South Street, Leominster
DESCRIPTION: Outline – Site for erection of a single dwelling on part of garden of Glen Alva.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=180784&search=180784

APPLICATION: P180901
SITE: 7 The Priory, Leominster, Herefordshire, HR6 8EQ
DESCRIPTION: Proposed small single storey rear extension.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=180901&search=180901

APPLICATION: P181097
SITE: 7 The Priory, Leominster, Herefordshire, HR6 8EQ
DESCRIPTION: Listed Building Consent – Proposed small single storey rear extension.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=181097&search=181097



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

APPLICATION: P180940
SITE: Corner Cottage, Newtown, Leominster, HR6 8QD
DESCRIPTION: Proposed two storey extension.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=180940&search=180940

APPLICATION: P180943
SITE: 21 Radnor View, Leominster, HR6 8TF
DESCRIPTION: Alter an existing window to an Oriol window on the front elevation.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=180943&search=180943

APPLICATION: P181017
SITE: Telephone Exchange, Rylands Road, HR6 8NZ
DESCRIPTION: Proposed external spiral staircase replacement.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=181017&search=181017

APPLICATION: P181134
SITE: 24 Caswell Road, Leominster HR6 8AZ
DESCRIPTION: Prior Approval – Proposed extension. The extension will extend beyond the rear wall of the dwelling house by 4.7 metres. The maximum height of the enlarged part of the dwelling house is 3.5 metres and the height of the eaves of the dwelling house is 3.5 metres.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=181134&search=181134

APPLICATION: P172845
SITE: Stag Batch House, Monkland Rd, Leominster HR6 9DA
DESCRIPTION: Amended: Proposed erection of two table chicken buildings and associated works.
COMMENT: Support the amended application.

A letter expressing concerns regarding this decision has been submitted by a local resident with a request for the Committee to review its comments.

9. DECISIONS

To note the following decisions made by Herefordshire Council:



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

- APPLICATION:** P170859
SITE: Land at Laundry Lane, Leominster, Herefordshire
DESCRIPTION: Variation of condition 2 of planning permission 140665 for change of site plan with tenure mix.
COMMENT: No objection
DECISION: Approved
- APPLICATION:** P173908
SITE: The Waltons, Ginhall Lane, Leominster HR6 9AH
DESCRIPTION: Proposed erection of UPVc cattery building to replace (now demolished) wooden cattery building
COMMENT: No objection.
DECISION: Approved with conditions
- APPLICATION:** P174489
SITE: Stag Batch House, Monkland Rd, Leominster, HR6 9DA
DESCRIPTION: (Retrospective) Proposed change of use of part of building to incorporate the installation of a 550KW Biomass Boiler and chip store within an existing approved agricultural building
COMMENT: No objection.
DECISION: Approved with conditions
- APPLICATION:** P174601
SITE: 3 Old Hall Cottages, Brierley, Leominster HR6 0NU
DESCRIPTION: Listed Building Consent: Proposed replace wooden windows with hardwood frames and double glazing units. Remove stud partition wall and shower in utility room. Add shower cubicle to upstairs bathroom, Clad timber frame on rear of house with weather boarding to protect the frame. Secure all loose roof tiles and repair and flashing as needed.
COMMENT: No objection subject to the views of the Conservation Officer.
DECISION: Approved with conditions
- APPLICATION:** P180319
SITE: 33 Broad Street, Leominster HR6 8DD
DESCRIPTION: Listed Building Consent: Replacement windows to match original in front façade. Various internal improvements.
COMMENT: No objection subject to the views of the Conservation Officer.
DECISION: Approved with conditions
- APPLICATION:** P180336
SITE: Land near Ryelands, Leominster



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

DESCRIPTION: Proposed upgrade of existing 2 wire 11,000 volt line to 3 wire line

COMMENT: Support this application.

DECISION: No objection

APPLICATION: P180450

SITE: 50 Caswell Road, Leominster HR6 8BD

DESCRIPTION: Proposed extension and alterations to existing dwelling.

COMMENT: No objection.

DECISION: Approved with conditions

APPLICATION: P180531

SITE: Brick House Farm, Brierley Lane, Brierley HR6 0NT

DESCRIPTION: Proposed erection of replacement agricultural storage and livestock accommodation.

COMMENT: No objection.

DECISION: Approved with conditions

10. HIGHWAYS AND PARKING MATTERS

- (a) **West Street TRO Review** - Discrepancies have been highlighted between the parking restrictions marked and signed in West Street and those specified in the Traffic Order. In particular the section between Dishley Street and Rainbow Street is marked and signed as having a no waiting 8am – 6pm Monday to Saturday restriction, but the Traffic Order specifies a no waiting at any time restriction. It is proposed to introduce, subject to due process, a Traffic Order to formalise the restrictions as they appear on-street.
- (b) **Highway & Parking Matters** – To consider any additional parking and highway issues.

11. LEOMINSTER AREA NEIGHBOURHOOD PLAN

To consider submitting a formal reply to the comments made regarding the LANP Reg 16.

12. DATE OF NEXT MEETING

The next meeting will be held on Monday 21st May 2018 at **18:00hrs** in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 26th March 2018 commencing at 19:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

MEMBERS PRESENT: Councillors Thomas (Chair), Rosser (Vice-Chair), Bartlett, Egan, Herschy, R Pendleton, Preece and Rumsey.

ALSO PRESENT: Four members of the public.

OFFICER PRESENT: Town Clerk.

PH189/17 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Davies (illness) and Freedland.

PH190/17 DECLARATIONS OF INTEREST

The following Declaration of Interest was made:

- Cllr Preece: P172845 (personal)

PH191/17 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.

PH192/17 REQUESTS FOR DISPENSATIONS

There had been no requests received.

PH193/17 QUESTIONS FROM THE PUBLIC

Four members of the public were present. Representations were received regarding Planning Application P172845. It was noted that the sheds had been moved to face north/south rather than east/west, 550 additional HGV movements were predicted per annum, additional landscaping had been included, a high level of local support had been received and the proposal would make a significant contribution to the local economy.

PH194/17 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 5th March 2018 be agreed and signed as a correct record.

PH195/17 PLANNING APPLICATIONS

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

APPLICATION: P172845
SITE: Stag Batch House, Monkland Rd, Leominster HR6 9DA
DESCRIPTION: Amended: Proposed erection of two table chicken buildings and associated works.
COMMENT: Support the amended application.

APPLICATION: P180747
SITE: Electricity line at Long Acres, Ebnall HR6 9AL
DESCRIPTION: Proposed upgrade of existing 2 wire 11,000 volt overhead line to 3 wire line.
COMMENT: No objection

APPLICATION: P180808
SITE: Orchard House, 3 Presbytery Cl, Leominster HR6 8QP
DESCRIPTION: Proposed two storey side extension and garden shed.
COMMENT: No objection

APPLICATION: P180960
SITE: Ashfield House Residential Home, Bargates, Leominster HR6 8QU
DESCRIPTION: Work to Cedar Tree.
COMMENT: No objection subject to the views of the Herefordshire Council Tree Officer.

APPLICATION: P180561
SITE: 30 Middlemarch, Leominster HR6 8UR
DESCRIPTION: Proposed light weight tiled roof conservatory to the rear elevation.
COMMENT: No objection

APPLICATION: P180739
SITE: Land adjoining Hengrave Green, Ivington HR6 0JL
DESCRIPTION: Application for approval of reserved matters following outline approval 161189 (erection of 7 dwellings with associated vehicular access, parking and landscaping)
COMMENT: No objection

APPLICATION: P180984
SITE: 10 The Priory, Leominster HR6 8EQ
DESCRIPTION: Weeping Willow – pollard.
COMMENT: No objection

PH196/17 DECISIONS

The following decisions made by Herefordshire Council were noted:

APPLICATION: P174167
SITE: Units 15-20 Croft Business Park, Leominster HR6 0QF
DESCRIPTION: Retrospective application for units 15-20 for B1 use
COMMENT: Reiterate previous objections as outlined below:
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;

Additional Comments Submitted:

- Windows, which should have been opaque to reduce overlooking and maintain privacy, remain clear, resulting in a complete loss of privacy for residents of Silurian Close and significant overlooking issues;
- Security lighting currently shines directly into dwellings creating both a nuisance and invasion of private space.

DECISION: Approved with conditions

APPLICATION: P174477
SITE: Barn at Lower Hyde, Hyde Ash, Leominster, HR6 0JR
DESCRIPTION: Proposed repair and conversion of existing barns and change of use to form a dwelling. Use of existing vehicular access and resurfacing of existing lane with hard standing adjacent to the barns
COMMENT: No objection subject to a full ecology report that includes a plan for the protection of bats.

DECISION: Withdrawn

APPLICATION: P174813
SITE: 9-13 Bargates, Leominster, HR6 8EX
DESCRIPTION: Listed Building: Proposed restoration of gable end.
COMMENT: Support this application.
DECISION: Approved with conditions

APPLICATION: P180091
SITE: Long Acre, Ebnall, Leominster HR6 9AL
DESCRIPTION: Proposed extension to dropped curbs to widen access to property at both entrance points.
COMMENT: No objection.
DECISION: Approved with conditions

APPLICATION: P173760
SITE: Broad Farm, Leominster HR6 0AN
DESCRIPTION: Retrospective erection of a sign at entrance 1.2m x 1m – 1.2m to bottom of sign above ground level.
COMMENT: No objection.
DECISION: Approved

APPLICATION: P173759
SITE: Broad Farm, Leominster HR6 0AN
DESCRIPTION: Retrospective: Proposed erection of small ancillary buildings and change of use from agricultural usage to provision of a play area, sandpits, car park signage and petting area.
COMMENT: No objection.
DECISION: Approved with conditions

PH197/17 HIGHWAYS AND PARKING MATTERS

- (a) **A49 Roundabout, Leominster** – Committee considered options regarding potential improvement works at this roundabout. Following consideration it was **RESOLVED** to request that safe crossing places such as Pelican Crossings be provided on all three main roads. Committee requested that it be kept informed of progress.
- (b) **Highway & Parking Matters** – Concern was raised regarding the poor condition of both the road and roundabout in Southern Avenue which served the industrial estate.

It was agreed to raise the following issues with Herefordshire Council:

- The poor quality of the road surface on all approaches to the roundabout;
- The proliferation of signage;
- The poor quality and age of the signage which was having a detrimental effect on the local area;
- The poor level of maintenance the roundabout receives;

Committee agreed to request that a new corporate sign indicating all the businesses on the industrial estate be provided and that all the old signage be removed. It was also agreed to confirm who was responsible for the maintenance and upkeep of the roundabout.

PH198/17 LEOMINSTER AREA NEIGHBOURHOOD PLAN

Committee noted that two candidate examiners had been offered to Leominster to carry out the examination of the Leominster NDP. They were:

- Deborah McCann
- Richard High

Following consideration Committee **RESOLVED** to appoint Mr Richard High to undertake the Leominster Area Neighbourhood Plan examination.

PH199/17 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 23rd April 2018 at 19:00hrs in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 7:43pm.

CHAIR:

DATE: