



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 4th June 2019

To: All Members of the Planning & Highways Committee:
Councillors Rosser (Chair), Williams (Vice-Chair), Herschy, Preece, Rumsey
and Thomas.
(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 10th June 2019** commencing at **18:30 hours (approximately)** in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

Paul Russell
TOWN CLERK

AGENDA

Prior to the commencement of the main Committee meeting, a pre-application meeting will be held at 6pm. All members are welcome to attend.

- 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.



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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.

6. MINUTES OF PREVIOUS MEETING

To receive and approve as a correct record the minutes of the Planning & Highways Committee meeting held on 20th May 2019.

7. PLANNING

- (a) **Planning applications** – The following applications have been received from the Planning Authority and require comment:

APPLICATION: P191748
SITE: Lion Court, 25 New Street, Leominster, HR6 8LS
DESCRIPTION: Demolition of single dwelling house to facilitate erection of 10 no new dwellings together with associated gardens, grounds, car park, cycle and refuse store.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=191748&search=191748

APPLICATION: P191768
SITE: Land adjoining Glaslyn, Barons Cross Rd, Leominster
DESCRIPTION: Proposed non-material amendment to planning permission ref: 180198 (proposed erection
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=191768&search=191768

8. DECISIONS

To note the following planning decisions that have been received from Herefordshire Council:

APPLICATION: P190585
SITE: Cholstrey Farm, Cholstrey, Leominster, Herefordshire HR6 9AP
DESCRIPTION: To erect a steel portal extension to an already existing building for the purpose of the handling of livestock in a safe manner.
COMMENT: No objection.
DECISION Approved with Conditions

APPLICATION: P190616
SITE: Cholstrey Farm, Cholstrey, Leominster, HR6 9AP



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DESCRIPTION: Proposed steel portal frame building for storing farm yard manure.

COMMENT: No objection

DECISION Approved with Conditions

APPLICATION: P191088

SITE: Mount Pleasant, 76 Bargates, Leominster HR6 8QS

DESCRIPTION: Propose to fell 3 common Polar trees (G1). To fell Cypress tree (G4). To replace felled trees with mixture of Yew, Holly and Silver Birch.

COMMENT: No objection

DECISION Trees covered by TPO – consent granted

APPLICATION: P191249

SITE: Co-Operative Retail Store, Dishley Street, Leominster, HR6 8PX

DESCRIPTION: Crown lift and reduce Ash tree, lift Silver Birch from over front of store and reduce Hornbeam from corner of store.

COMMENT: No objection, but request that a survey of the damage to the pavement that runs along Dishley Road be undertaken and appropriate action be taken to repair, make safe and reduce future damage occurring.

DECISION Trees covered by TPO – works can proceed

APPLICATION: P191306

SITE: Garden Cottage, Etnam Street, Leominster HR6 8AE

DESCRIPTION: Proposed works to T1- Holly - Low Amenity Value.

COMMENT: No objection.

DECISION Trees covered by TPO – works can proceed

9. HIGHWAYS AND PARKING MATTERS

(a) **The Hum** – To note that the annual catch-up meeting is currently being arranged between the Town Council, BPI and Herefordshire Council.

(b) **Highway & Parking Matters** – To consider any parking and highway issues relating to the Parish of Leominster.

10. LICENCING MATTERS

Please see the attached licencing application received.

11. DATE OF NEXT MEETING

The next meeting will be held on Monday 8th July 2019 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 20th May 2019 commencing at 18:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

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

OFFICER PRESENT: Town Clerk.

PH01/19 ELECTION OF CHAIR

Nominations were invited for the position of Chair of the Committee.

Cllr Rosser was proposed by Cllr Rumsey and seconded by Cllr Williams. There being no other nominations, Cllr Rosser was formally elected Chair of the Planning & Highways Committee.

PH02/19 ELECTION OF VICE CHAIR

Nominations were invited for the position of Vice-Chair of the Committee.

Cllr Williams was proposed by Cllr Rumsey and seconded by Cllr Preece. There being no other nominations, Cllr Williams was formally elected Vice-Chair of the Planning & Highways Committee.

PH03/19 APOLOGIES FOR ABSENCE

There were no apologies to receive.

PH04/19 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH05/19 HEREFORDSHIRE COUNCIL MEMBERS

There were no Herefordshire Councillors present.

PH06/19 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH07/19 QUESTIONS FROM THE PUBLIC (maximum 15 minutes)

There were no members of the public present. No issues were raised.

PH08/19 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 29th April 2019 be agreed and signed as a correct record.

PH09/19 PLANNING

(a) Planning applications – It was **RESOLVED to submit the following comments to Herefordshire Council:**

APPLICATION: P183702
SITE: Brunswick House, Hereford Road, Leominster, Herefordshire, HR6 8JS
DESCRIPTION: Proposed new build mews house.
COMMENT: Recommend refusal for the following reasons:

- The design of the dwelling was not considered to be in keeping with the current street scene;
- The development was considered to be too close to the school. Access to the site would be over the zig-zag lines of the crossing and this was considered to be a potential highway hazard;
- The proposal was against the Leominster Area Neighbourhood Plan which discouraged the use of gardens for additional development;
- Committee expressed concerns regarding potential issues during construction especially with the proximity of both the school and the pedestrian crossing.

APPLICATION: P191274
SITE: Land fronting Mill Street, The Hop Pole, Leominster, Herefordshire, HR6 8DY
DESCRIPTION: (Reserved Matters) Application for approval of reserved matters following outline approval 170277/O (Proposed site for housing development for up to 6 dwellings).
COMMENT: Committee wished to submit the following comments:

- The proposal was considered to be over-development of the site;
- The designs of the units were not in keeping with the dwellings in Bridge Street;
- The site was part of the entrance to the historic town centre of Leominster and it was requested that this be taken into consideration when amending the design of the proposal.

APPLICATION: P191430
SITE: 39 Etnam Street, Leominster, Herefordshire, HR6 8AE
DESCRIPTION: Installation of 1no. illuminated projection sign, 2no. amenity boards & 1no. menu case.
COMMENT: No objection.

APPLICATION: P191431
SITE: 39 Etnam Street, Leominster, Herefordshire, HR6 8AE
DESCRIPTION: Listed Building Consent: Installation of 1no. illuminated projection sign, 2no. amenity boards & 1no. menu case.

COMMENT: No objection.

APPLICATION: P191472
SITE: 9-11 High Street, Leominster, Herefordshire, HR6 8LZ
DESCRIPTION: Replacement of existing fascia, projecting and ATM signage, works to include the preparation and decoration of existing shop front.

COMMENT: No objection.

APPLICATION: P191473
SITE: 9-11 High Street, Leominster, Herefordshire, HR6 8LZ
DESCRIPTION: New fascia, projecting and ATM signage.
COMMENT: No objection.

APPLICATION: P191565
SITE: Leominster Nursing And Retirement Home, 44 Bargates, Leominster, Herefordshire, HR6 8EY
DESCRIPTION: Proposed works to Ash/Sycamore (T1) - fell due to the trunk of the tree is being bent causing it to lean.
COMMENT: No objection.

APPLICATION: P191419
SITE: 47 Bargates, Leominster, HR6 8EY
DESCRIPTION: Retrospective proposal for demolition and renovation of existing rear extension.
COMMENT: No objection.

APPLICATION: P191420
SITE: 47 Bargates, Leominster, HR6 8EY
DESCRIPTION: Listed Building Consent: Retrospective proposal for demolition and renovation of existing rear extension.
COMMENT: No objection.

APPLICATION: P191613
SITE: Land at Pinsley Mill, Pinsley Road, Leominster
DESCRIPTION: Proposed variation of condition 2 of planning permission 141022 (Proposed demolition of existing building and erection of 29 dwellings with associated private drive, landscaping and external works) alterations to units 15-26 to omit balconies and patio doors and add windows, window patterns have been altered and a landlords meter cupboard has been added to the west elevation.

COMMENT: Recommend refusal for the following reasons:

- The application was a cost cutting exercise;
- The request would significantly undermine the visual amenity of the development;
- The proposal would undermine the quality of life of the new residents.

PH10/19 DECISIONS

Committee noted the following planning decisions received from Herefordshire Council:

APPLICATION: P183769
SITE: Southfield, Hereford Road, Leominster
DESCRIPTION: Proposed conversion of detached dwelling into 3 self-contained apartments.
COMMENT: Recommend refusal for the following reasons:

- Concern was expressed that this property was possibly a listed building. It was requested that this be investigated by the Planning Authority;
- The proposal would detract from an important historical building;
- The proposal was out of keeping with neighbouring properties;
- The proposal did not meet the criteria set out in Policy LANP3, Small Scale Housing Development Needs in Leominster.

DECISION Approved with conditions

APPLICATION: P183910
SITE: The Oast House, Brierley Lane, Brierley HR6 0NT
DESCRIPTION: Application for removal of condition 2 of planning permission 88/0382/N (Alterations and conversion of barn to two dwellings for holiday purposes). To allow The Oast House to be sold as a dwelling house.
COMMENT: Recommend refusal as Committee considered that Condition 2 should remain in place. Concern was expressed that the sale of the property as a dwelling house may have a detrimental effect on the tourism offer in the area.
DECISION Approved with conditions

Committee agreed to register its concern that the Herefordshire Council Planning Department had not taken into consideration the comments submitted.

APPLICATION: P184577
SITE: LWC Ltd, Southern Avenue, Leominster HR6 0QF
DESCRIPTION: Proposed canopy at rear of site. Canopy to be supported on steel columns and beams with roof clad in profiled steel cladding incorporating GRP roof lights all to match existing steel cladding in colour.
COMMENT: No objection.
DECISION Approved with conditions

APPLICATION: P190380
SITE: Cheaton Barn, Hay Lane, Leominster HR6 0DQ

DESCRIPTION: Proposed construction of garage, workshop and store. Retrospective use of garden area, outbuilding and access.

COMMENT: No objection.

DECISION Approved with conditions

APPLICATION: P190445

SITE: 44 Broad Street, Leominster HR6 8BS

DESCRIPTION: Propose to fix an aluminium plaque to front of building.

COMMENT: No objection.

DECISION Approved with conditions

APPLICATION: P190446

SITE: Eaton Bridge over River Lugg, Leominster.

DESCRIPTION: Propose to fix a name plaque to the centre of the parapet stonework on the north side of bridge.

COMMENT: No objection.

DECISION Approved with conditions

APPLICATION: P190712

SITE: 14 Ropewalk Avenue, Leominster HR6 8LY

DESCRIPTION: Certificate of Lawfulness – Construction of rear, single storey, lean-to extension to an existing dwelling: 5,727.5mm in length (as per existing house at full width) by 3,937.5mm in width/projection from existing house.

COMMENT: No objection

DECISION Approved

APPLICATION: P190757

SITE: Bengry Motors, Southern Avenue Leominster HR6 0QF

DESCRIPTION: Alterations to the existing site perimeter to increase parking and vehicle displays with new low fencing boundary treatments.

COMMENT: No objection

DECISION Approved with conditions

APPLICATION: P190989

SITE: B And Q, Mill Street, Leominster, HR6 8EF

DESCRIPTION: Propose to cut up and remove fallen tree fallen by high winds. Sectional fell similar thin conifer covered in Ivy in same location as fallen one. Dead wood Oak tree on corner of car park as there is a lot of deadwood. Fell Ivy covered small tree. Cut down small dead upright trunk. Sever all Ivy on all trees to ground level in the grass verge. Remove as much Ivy as possible. Chip all waste onto vehicle and remove from site.

COMMENT: No objection

DECISION Works can proceed

PH11/19 HIGHWAYS AND PARKING MATTERS

- (a) **The Hum** – Committee noted that no further update was available.
- (b) **Highway & Parking Matters** – Committee considered the following issues:
- It was noted that Cllr Stone continued to pursue the issue of the railings at the level crossing;
 - A permit parking TRO was currently in the system for Green Lane;
 - Car parking charges were going to be reviewed by Herefordshire Council in the next few months. It was agreed to register the Committee’s interest in being consulted on proposals;
 - Concern was expressed that lorry drivers using Broad Street car park were keeping their engines running for long periods. It was agreed to request that drivers be directed to switch off engines and that notices be erected asking drivers to switch of engines once parked.

PH12/19 LICENCING MATTERS

Committee noted that there had been no licencing applications received.

PH13/19 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 10th June 2019 at 19:00hrs in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 6.47pm.

CHAIR:

DATE:

MEMORANDUM

To : RESPONSIBLE AUTHORITIES/INTERESTED PARTIES

From : LICENSING SECTION, ENVIRONMENTAL HEALTH AND TRADING STANDARDS

Tel : 01432 261761 My Ref : PR00695

Date : 15/05/2019 Your Ref :

LICENSING ACT 2003 NOTIFICATION OF APPLICATION FOR GRANT/VARIATION OF PREMISES LICENCE

The Licensing Section has received the following applications for the grant/variation of a premises licence. A summary of each application is provided in the table below. Any responsible authority who has not already received your copy of the application please contact the Licensing Section on the above number. However if you would like to view any of the applications copies are available at the licensing section.

Should you wish to make a representation in respect of any one of the applications listed then please submit your information on the memorandum below to the licensing section before expiry of the 28 day representation period which is the date shown in column 4 of the table below. Please be aware that the licensing authority can only consider those representations that are relevant to the four licensing objectives: ***Prevention of Crime and Disorder, Prevention of Public Nuisance, Public safety and Protection of Children from Harm.***

For the Environmental Health Commercial and Environmental Protection Teams should officers wish to raise any issues in respect of any of the applications listed below please contact the Environmental Health team (licensing) in good time for the relevant representations to be co-ordinated and made to the licensing section within the 28 day period.

Premise Name	Premise address	Max Time	Consultation Period	Current Licences
Shooters Bar	Grafton House Burgess Street Leominster Herefordshire HR6 8DE	<p>App to VARY:</p> <p><u>Live Music</u> 11:00-00:00 Sun – Wed 11:00-01:00 Thur – Sat</p> <p><u>Recorded Music</u> 11:00-00:00 Sun – Wed 11:00-02:00 Thur 11:00-03:15 Fri-Sat</p> <p><u>Provision of Late night refreshment</u> 23:00-02:30 Thur 23:00-03:45 Fri – Sat</p> <p><u>Non-standard timings:</u> Christmas eve, boxing day, new year's eve and bank holiday Sunday until 03:45</p>	<p>Start 16/05/2019</p> <p>End 13/06/2019</p>	<p>PR00695</p> <p>Recorded Music Sunday - Thursday - 10:00 - 23:30 Friday - Saturday 10:00 – 03:15 Non-Standard Timings: Christmas Eve until 02:30 Boxing Day, New Years Eve & Bank Holiday Sundays until 03:15</p> <p>Live Music: Performance of Dance: Sunday - Thursday - 11:00 - 23:30</p>

		<p><u>Sale/supply of alcohol</u> 10:00-00:00 Sun – Wed 10:00-02:00 Thur 10:00-03:30 Fri – Sat <u>Non-standard timings:</u> Christmas eve, boxing day, new year’s eve and bank holiday Sunday until 03:45</p> <p>Also seek to vary change of condition relating to responsible alcohol retailing limited to BIIAB /Level 1 course to similar course.</p>	<p>Friday – Saturday 11:00 - 01:00 <u>Non-Standard Timings</u> Bank Holiday Sunday 11:00 – 01:00</p> <p><u>Supply/Sale of Alcohol</u> Sunday – Thursday - 10:00 - 23:00 Friday – Saturday 10:00 - 03:00 <u>Non-Standard Timings:</u> Christmas Eve until 02:00 Boxing Day, New Years Eve & Bank Holiday Sundays until 03:00</p>
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