



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Wednesday 5th October 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 10th October 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 19th September 2016 (**attached**).
- 6. PLANNING APPLICATIONS**
The following applications have been received from the Planning Authority and require comment:



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APPLICATION: P162680
SITE: 40 Far Meadow Road, Leominster, Herefordshire, HR6 9AB
DESCRIPTION: Proposed alterations and extensions to front and rear of dwelling.
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=162680&search=p162680>

APPLICATION: P162157
SITE ADDRESS: Walnut Tree Cottage, Brierley Lane, Brierley, Leominster, Herefordshire HR6 0NU
DESCRIPTION: Proposed replacement windows and doors.
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=162157&search=P162157>

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.
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=162432&search=p162432>

The above application is provided for information only.

APPLICATION: P162925
SITE: Arkwright Court, Leominster, Herefordshire, HR6 8NF
DESCRIPTION: Work to 6 trees.
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=162925&search=p162925>

APPLICATION: P161189
SITE: Land adjoining Hengrave Green, Ivington, Leominster, Herefordshire, HR6 0JL
DESCRIPTION: Amended application - residential development to create fifteen dwellings, a mix of affordable and market housing.
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=161189&search=p161189>

APPLICATION: P163003
SITE: Flat at 2 New Street, Leominster, Herefordshire.
DESCRIPTION: Part change of use of Flat (C3) to Funeral Directors (A1)
Flat reduced from 4 bedrooms to 2 bedrooms.



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LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=163003&search=p163003>

APPLICATION: P162881

SITE: Unit 17, Evans Business Centre, Brunel Road,
Leominster, Herefordshire, HR6 0LX.

DESCRIPTION: Change of use to add A1 to Industrial unit with existing
B1, B2 & B8.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=162881&search=p162881>

7. DECISIONS

The following decisions have been made by Herefordshire Council.

Grants/Approvals

APPLICATION: P162244

SITE: The Old Priory, The Priory, Leominster, Herefordshire.

DESCRIPTION: Work to eleven trees.

COMMENT: No objection.

DECISION: Approved.

APPLICATION: P162387

SITE: Fordene, Hereford Road, Ford Bridge, Leominster, HR6
0PB

DESCRIPTION: Proposed two storey extension.

COMMENT: No Objection

DECISION: Approved with conditions.

APPLICATION: P161753

SITE: Badgers Court, 27-31 South Street, Leominster,
Herefordshire, HR6 8JQ

DESCRIPTION: Proposed pair of semi-detached dormer bungalows.

COMMENT: No Objection

DECISION: Approved with conditions.

APPLICATION: P162545

SITE: 8 Matilda Close, Leominster, Herefordshire, HR6 8SJ

DESCRIPTION: Demolition of existing garage and entrance porch.
Construction of two storey extension and entrance porch.

COMMENT: No Objection

DECISION: Approved with conditions.

APPLICATION: P162137

SITE: Unit 5, Southern Avenue, Leominster, Herefordshire, HR6
0QF

DESCRIPTION: Realigning entrance gates, new smoking shelter and new
bicycle shelter.



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COMMENT: No Objection
DECISION: Approved with conditions.

APPLICATION: P162776
SITE: Garden Cottage, Etnam Street, Leominster,
Herefordshire, HR6 8AE

DESCRIPTION: Fell Hawthorne.
COMMENT: No objection subject to the views of the Parish Tree
Warden.
DECISION: Approved.

Refusals

APPLICATION: P162001
SITE: Land at Wharton, Leominster, Herefordshire.
DESCRIPTION: Reserved matters application for 10 dwellings.
COMMENT: No Objection
DECISION: Application refused

8. **PINSLEY ROAD DEVELOPMENT (APPLICATION NUMBER P141022)**

Concerns have been raised by Leominster Scouts in regards to the above planning application, which was approved by Herefordshire Council on 13th May 2016. Correspondence on this matter has been circulated to all members. Planning application details are available at:
<https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=141022&search=pinsley%20road>

9. **HIGHWAYS**

- a. **BT payphones Consultation** - BT Payphones have commenced a 90 day consultation on the removal of under used payphones in Herefordshire. Herefordshire Council have asked Leominster Town Council to comment on proposed payphone removals in the town. The consultation details and a list of all payphones that have been identified for removal have been circulated to all members in advance of the meeting.
- b. **Eaton Close traffic issues** – Cllr Davies will update members on this item during the meeting.

10. **DATE OF NEXT MEETING**

The next meeting will be held on Monday 7th November 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 19th September 2016 commencing at 19:00 hours in the Council Offices, 17 West Street, Leominster HR6 8EP.

MEMBERS PRESENT: Councillors R Pendleton (Chair), Thomas (Vice Chair), Barton, Davies, A Pendleton, Rosser and Rumsey.

ALSO PRESENT: Ward Cllr Stone and three members of the public.

OFFICERS PRESENT: Town Clerk.

PH57/16 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Bartlett, Freedland, Lacey,

PH58/16 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH59/16 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH60/16 QUESTIONS FROM THE PUBLIC

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

- (a) **P162594** – Further concerns were raised regarding the development that had been undertaken on this site including the alleged loss of a footpath, overlooking and nuisance issues relating to nearby properties. The issues were supported by photographic evidence. The Town Council reiterated that it had objected to the application and it was noted that the Ward Councillor was aware of the issues.
- (b) **P162556** – Concerns were expressed regarding the potential impact of this proposal especially with regard to the discharge of effluent and the visual impact.

PH61/16 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 5th September 2016 be agreed and signed as a correct record.

PH62/16 PLANNING APPLICATIONS

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

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).
COMMENT: No objection.

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.
COMMENT: No objection.

APPLICATION: P162775
SITE: Grange House, The Grange, Leominster, Herefordshire, HR6 8AE
DESCRIPTION: Works to Trees in a Conservation Area - fell Silver Birch.
COMMENT: No objection.

APPLICATION: P162776
SITE: Garden Cottage, Etnam Street, Leominster, Herefordshire, HR6 8AE
DESCRIPTION: Works to Trees in a Conservation Area – fell Hawthorne.
COMMENT: No objection subject to the views of the Parish Tree Warden

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.
COMMENT: No objection provided adequate storage was provided for waste.

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.
COMMENT: No objection provided adequate storage was provided for waste.

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: Following a site visit by members of the Committee it was recommended that no objection to this planning application be submitted on the condition that no effluent was discharged into the nearby watercourse.

A vote was taken, the result being: For: 3, Against: 1, Abstention: 1. The recommendation was duly carried.

63/16 DECISIONS

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

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

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.

64/16 THE HUM

Committee noted that the survey had now been completed.

It was agreed to follow up the visit to the site and to confirm the date of the next update meeting

65/16 HIGHWAYS

- (a) **Footpath ZC137** – A request had been submitted to arrange a site visit with the PROW Officer, Signature Homes and the Town Council to discuss options to secure additional access along this footpath during construction works.

Additional Items

- (b) **Neighbourhood Plan Update** – Committee **NOTED** that a response had now been received from Herefordshire Council following the amendments made to the Regulation 16 Leominster Area Neighbourhood plan.

Following discussion it was **AGREED**:

- To contact the Planning Consultants, Kirkwells, regarding the further comments made to clarify why there appeared to be so many policy gaps;
 - To request assistance in developing the missing policies identified by Herefordshire Council;
 - Subject to the required amendments to be made, the drawing up of a timeframe to enable the amendments to be implemented and the drawing up of estimated costs, to request Leominster Town Council to submit the revised Regulation 16 Plan to Herefordshire Council for public consultation.
- (c) **P162547** – The Parish Tree Warden informed Committee that she had visited the site to assess the impact of the proposed development on the Copper Beech Tree. It was agreed that subject to assurances that a full programme of service and maintenance to the Copper Beech Tree is drawn up and implemented, no objection would be raised against this planning application.

66/16 DATE OF NEXT MEETING

It was **NOTED** that the next meeting would be held on Monday 10th October at 19:00hrs in the Council Chamber, 17 West Street, Leominster HR6 8EP.

There being no other business, the meeting closed at 7.49pm.

CHAIR:

DATE: