

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 2nd October 2017 commencing at 19:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

MEMBERS PRESENT: Councillors R Pendleton (Chair), Barton, Egan, Freedland, Herschy and Rumsey.

ALSO PRESENT: One member of the public

OFFICER PRESENT: Town Clerk.

Prior to the commencement of the meeting Committee **RESOLVED** to appoint Cllr R Pendleton to chair the meeting

PH80/17 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Bartlett (personal), Davies (personal), Rosser (work), Thomas (holiday) and Preece (holiday).

PH81/17 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH82/17 HEREFORDSHIRE COUNCIL MEMBERS

There were no Herefordshire Council members present.

PH83/17 QUESTIONS FROM THE PUBLIC

There was one member of the public in attendance. The following matter was raised:

P162594

Committee received further representations regarding the industrial development to the rear of Silurian Close and to which planning application P162594 was a part of.

Concern was expressed that despite a number of submissions to Herefordshire Council Planning Department regarding this development, which it was alleged had encroached onto a footpath, had not adhered to the planning permissions granted, had undertaken development despite permission being refused and had covered a watercourse, no action had been taken to address any of the issues raised.

The Town Council had raised the concerns via email on 5th September 2017 and had been informed that the matter had been referred to the Enforcement Officer on 11th September 2017. No further update had been received.

The resident was advised that if he was not satisfied with the way Herefordshire Council was dealing with the planning issues he should:

- Contact his local Ward Councillor;
- Submit an official complaint to Herefordshire Council;
- If he was not satisfied with the response to the complaint he could refer the matter to the Ombudsman to investigate.

The resident was provided with all the relevant details to enable him to pursue the above course of action.

PH84/17 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 18th September 2017 be agreed and signed as a correct record.

PH85/17 THE LEOMINSTER HUM

There was no further update available.

PH86/17 PLANNING APPLICATIONS

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

APPLICATION: P172444
SITE: 63 Etnam Street, Leominster HR6 8AE
DESCRIPTION: Listed Building Consent: Proposed repairs to timber frame wall, remove overhang above doorway on front elevation and associated works
COMMENT: No objection.

APPLICATION: P173327
SITE: Home Farm, Hennor, Leominster HR6 0QR
DESCRIPTION: Proposed new agricultural building
COMMENT: No objection subject to the following conditions being included:

- The proposal did not result in additional traffic movements;
- The proposal complied with all the conditions put in place by the Herefordshire Council Planning Authority.

APPLICATION: P173337
SITE: Upper two floors, 30 West Street, Leominster HR6 8ES
DESCRIPTION: Notification of prior approval for a proposed change of use of building from Office Use (Class B1(a)) to a Dwellinghouse (Class C3) – to a two bed self contained maisonette. (This is a prior approval determination)
COMMENT: No objection subject to the following conditions being included:

- The provision of car parking to service the new dwelling;

- Provision was made to store waste created by the new dwelling;
- The proposal complied with all the conditions put in place by the Herefordshire Council Planning Authority.

APPLICATION: P173338
SITE: Rear of 30 West Street, Leominster HR6 8ES
DESCRIPTION: Notification of prior approval for a proposed change of use of building from Office Use (Class B1(a)) to a Dwellinghouse (Class C3) – three self contained one bedroom flats. (This is a prior approval determination)

COMMENT: No objection. subject to the following conditions being included:

- The provision of car parking to service the new dwelling;
- Provision was made to store waste created by the new dwelling;
- The proposal complied with all the conditions put in place by the Herefordshire Council Planning Authority.

PH87/17 DECISIONS

The following decisions were noted:

APPLICATION: P163735
SITE: 2 Burgess Gardens, Burgess Street, Leominster, Herefordshire, HR6 8DG
DESCRIPTION: (Retrospective) Timber framed side extension.
COMMENT: No comment was agreed as there was insufficient detail provided of the work carried out.
DECISION: Approved with conditions

APPLICATION: P172551
SITE: Crabtree Cottage, Hyde Ash, Leominster, Herefordshire HR6 0JR
DESCRIPTION: Proposed conversion of building into ancillary living accommodation.
COMMENT: No objection
DECISION: Approved with conditions

APPLICATION: P172677
SITE: 14 Church Street, Leominster, Herefordshire, HR6 8NQ
DESCRIPTION: Works to willow and holly tree.
COMMENT: No objection subject to the views of the local Tree Warden and Tree Officer.
DECISION: Trees in a conservation area – works can proceed.

PH88/17 PLANNING, HIGHWAYS AND PARKING MATTERS

- (a) **Highway Matters** – The proposal for the provision of a new link road to service the southern side of Leominster would be completed within the next two weeks.

Concern was expressed regarding the poor state of the highway on the corner of Corn Street and West Street. During wet periods pedestrians were constantly being splashed. There were also concerns regarding drainage clearance.

- (b) **427 Replacement Bus Service** – Following consideration it was **RESOLVED** to continue this service currently being supported by Leominster Town Council for a further 12 months. Regular updates on passenger numbers was requested.

PH89/17 LEOMINSTER AREA NEIGHBOURHOOD PLAN

Committee noted that this document had now been submitted to Herefordshire Council under Regulation 16. A further update would be provided in due course

PH90/17 LICENSING ACT 2003

Committee noted the following Licence grant applications/variations received but did not wish to make comment:

- Morrisons Daily Petrol Filling Station
- 11 Corn Square

PH91/17 DATE OF NEXT MEETING

Committee **NOTED** that the next meeting would be held on Monday 16th October 2017 at 19:00hrs in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 7:56pm.

CHAIR:

DATE: