



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 31st May 2016

To: All Members of the Planning & Highways Committee:
Councillors A Pendleton, R Pendleton, Bartlett, Barton, Davies, Freedland,
Lacey, Rosser, Taylor 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 6th June 2016** commencing at **19:00 hours** in the Council Offices, 17 West Street, Leominster HR6 8EP.

Paul Russell
TOWN CLERK

AGENDA

1. **ELECTION OF CHAIR**
2. **ELECTION OF VICE CHAIR**
3. **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.
4. **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.
5. **REQUESTS FOR DISPENSATIONS**
To consider requests for dispensations (must be notified in writing).
6. **QUESTIONS FROM THE PUBLIC (maximum 15 minutes)**
To receive questions and statements from members of the public as provided for in Standing Orders.
7. **MINUTES OF PREVIOUS MEETING**
To receive and approve as a correct record the minutes of the Planning & Highways Committee meeting held on 9th May 2016 (**attached**).



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8. PLANNING APPLICATIONS

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

APPLICATION: P161133

SITE: Land at Church View, Ivington, Leominster, Herefordshire

DESCRIPTION: Outline application for two three bedroomed semi-detached properties, improved access and courtyard parking.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=161133&search=p161133>

APPLICATION: P161157

SITE: Unit 1, Ivingtonbury, Ivington, Leominster, Herefordshire, HR6 0JH

DESCRIPTION: Proposed single storey extension.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=161157&search=p161157>

APPLICATION: P161158

SITE: Unit 1, Ivingtonbury, Ivington, Leominster, Herefordshire, HR6 0JH

DESCRIPTION: Proposed single storey extension.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=161158&search=p161158>

APPLICATION: P161189

SITE: Land adjoining Hengrave Green, Ivington, Leominster, Herefordshire, HR6 0JL

DESCRIPTION: 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: P161207

SITE: 45A to 47 West Street, Leominster, Herefordshire, HR6 8EP

DESCRIPTION: Proposed 10 No. one, two and three bedroom flats and 7 No. commercial premises for shops or offices in a three storey building.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=161207&search=p161207>



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APPLICATION: P161259
SITE: Crab Tree Workshop, Hyde Ash, Leominster, Herefordshire, HR6 0JS
DESCRIPTION: Proposed conversion/alteration to form office, W.C., store and link; lobby.
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=161259&search=p161259>

APPLICATION: P161352
SITE: 19 Radnor View, Leominster, Herefordshire, HR6 8TF
DESCRIPTION: Proposed 2 storey front extension
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=161352&search=p161352>

APPLICATION: P161389
SITE: Land at Westbury House, Ryelands Road, Leominster, Herefordshire, HR6 8NZ
DESCRIPTION: Proposed erection of two dwellings.
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=161389&search=p161389>

APPLICATION: P161511
SITE: Ground Floor, 1 Cygnus House, Black Swan Walk, Leominster, Herefordshire
DESCRIPTION: Propose to convert the ground floor of this property into a self-contained 1 person studio apartment.
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=161511&search=p161511>

APPLICATION: P161473
SITE: The Dukes Head, Corn Square, Leominster, Herefordshire, HR6 8LR
DESCRIPTION: Conversion of existing yard area to pub garden
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=161473&search=p161473>

APPLICATION: P161456
SITE: 26 High Street, Morris Mews, Leominster.
DESCRIPTION: Proposed change of use from office accommodation to 3 no. flats.
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=161456&search=p161456>



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APPLICATION: P161486
SITE: Land at Pinfarthings, Off North Mappenors Lane, Leominster, Herefordshire.
DESCRIPTION: Outline application for residential development of up to 21 dwellings with means of access.
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=161486&search=p161486>

APPLICATION: P161592
SITE: Agricultural building at Ridgeway Farm, Ludlow Road, Leominster, Herefordshire.
DESCRIPTION: Notification for prior approval for a proposed change of use of an agricultural building to a dwelling house (Class C3) and for associated operational development. Proposed conversion to one dwelling.
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=161592&search=p161592>

9. DECISIONS

The following decisions have been made by Herefordshire Council.

Grants/Approvals

APPLICATION: P160761
SITE: Barn adjacent Comfordt House, Eaton Hill, Leominster
DESCRIPTION: Prior notification for a proposed change of use of an agricultural building to a dwelling house (Use Class C3) and for associated operational development. Proposed conversion of barn into two dwellings.
COMMENT: No objection at this stage but once a formal planning application is submitted Council requests that a site visit be arranged to enable members to visit the site.
DECISION: Prior Approval not required.

APPLICATION: P160914
SITE: 17-19 High Street, Leominster HR6 8LZ
DESCRIPTION: Proposed conversion of upper floors into self contained 2 bed maisonettes and sub-division of ground floor shop.
COMMENT: No objection subject to confirmation that space had been allocated for the storage of refuse which was sited away from the living areas and the kitchen.
DECISION: Approved with conditions



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APPLICATION: P160915
SITE: 17-19 High Street, Leominster HR6 8LZ
DESCRIPTION: Listed Building Consent: Proposed conversion of upper floors into self contained 2 bed maisonettes and sub-division of ground floor shop.

COMMENT: No objection subject to confirmation that space had been allocated for the storage of refuse which was sited away from the living areas and the kitchen.

DECISION: Approved with conditions

APPLICATION: P141022/F Land at Pinsley Road Leominster; inter alia erection of 29 Houses. Resolved: to defer to a meeting of the committee on 22 April for further consideration.

SITE: Land at Pinsley Road Leominster

DESCRIPTION: Inter alia erection of 29 Houses.

COMMENT: The Town Council objected to the application, as it considered it to be an overdevelopment of the site and against the terms of the emerging neighbourhood Plan especially in that the houses had no plan to deal sustainably with the grey and run off water which would be generated by the extensive hard surfaces created; the town council considered that such a development should be built to the best standard of sustainability in respect of energy conservation, energy generation through solar options, should deal sustainably with all water issues and waste management: further the town council was deeply concerned at 29 dwellings adding to the traffic issues on to a busy road on a bend, from local knowledge the site was considered to create a genuine traffic hazard by adding to the numbers of vehicles which would have to turn across the bend of the main street. The effect of the 3 stories would be to over mass the site and the use of flats in the development was out of character with the surrounding area. Overall the town council was concerned that the development would in effect create the unsustainable slums of the next generation and no development should be allowed to produce such crowding and lack of sustainable features.

DECISION: Approved with conditions.

APPLICATION: P160914

SITE: 17-19 High Street, Leominster HR6 8LZ

DESCRIPTION: Proposed conversion of upper floors into self contained 2 bed maisonettes and sub-division of ground floor shop.

COMMENT: No objection subject to confirmation that space had been allocated for the storage of refuse which was sited away from the living areas and the kitchen.

DECISION: Approved with conditions.



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APPLICATION: P160915
SITE: 17-19 High Street, Leominster HR6 8LZ
DESCRIPTION: Listed Building Consent: Proposed conversion of upper floors into self contained 2 bed maisonettes and sub-division of ground floor shop.
COMMENT: No objection subject to confirmation that space had been allocated for the storage of refuse which was sited away from the living areas and the kitchen.
DECISION: Approved with conditions.

APPLICATION: P160970
SITE: 1 Wharton Lane Cottages, Wharton Lane, Leominster HR6 0NX
DESCRIPTION: Proposed single storey rear extension
COMMENT: No objection
DECISION: Approved with conditions.

APPLICATION: P160961
SITE: 21 Woodfen Crescent, Leominster HR6 8SS
DESCRIPTION: Works to Trees covered by TPO: Giant Redwood – crown lifting to increase ground clearance preventing boundary obstructions and allow more light under canopy.
COMMENT: Committee considered that the application did not include sufficient detail of the proposed works to be carried out and requested that additional details be provided regarding the proposed works along with photographic information.
DECISION: Approved with conditions.

Refused

APPLICATION: P143459/CD
SITE: Herefordshire Council, The Old Priory, The Priory, Leominster, Herefordshire, HR6 8DA
DESCRIPTION: Proposed demolition of former mortuary
TYPE: Council development
COMMENT: Recommend refusal for the following reasons:

- The case presented for the demolition of the building is insubstantial, vague and unclear;
- The building is in a good state of repair and contributes to the historical fabric of the area;
- The loss of the building will be detrimental to the visual amenity of the area and will not improve the sightline to the main Priory building;
- Concern was expressed that Herefordshire Council has not investigated alternative uses for the building;
- A number of objections have been lodged against the demolition of the building which the Town Council supports.



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DECISION: Council refused application.

APPLICATION: P153685
SITE: 59 Bargates, Leominster HR6 8EY
DESCRIPTION: Proposed 1 storey extension comprising of 1 no. bedroom flat.
COMMENT: Committee wished to organise a site meeting prior to submitting comments. The Chair would respond on behalf of the Council.
DECISION: Council refused application

Appeal

APPLICATION: P150053/O
SITE ADDRESS: Land at, and West of West Winds, Cholstrey Road, Leominster, Herefordshire
DESCRIPTION: Proposed 25 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.

10. HIGHWAYS

- (a) **Local Bus Services** – A proposal for a local transport provision to replace the 427 bus service has been received from the Herefordshire Voluntary Organisations Support Service (HVOSS), Community Wheels and Humber, Ford and Stoke Prior Group Parish Council. It has been suggested that a Friday market-day service is provided throughout the year at a cost of £56 per day, with a total annual cost of £2,912. Feedback from existing users of the 427 service suggests an estimate of fare and service membership income at between £1,878 and £2,488. This represents a potential shortfall of approximately £1,000, although the provision could potentially be self-funding if properly promoted and utilised by all existing users of the 427 service. It has been requested that Members consider allocating £1,000 of funds to guarantee this proposal, with Leominster Town Council acting as the lead contact for a Service Level Agreement with Community Wheels.
- (b) **Update on Residents' Parking Order** – Recent correspondence on this matter has been forwarded to all members. An update will be provided at the meeting.



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11. THE HUM

A meeting has been arranged with BPI to take place on Thursday 30th June 2016 at 10am.

12. DATE OF NEXT MEETING

The next meeting will be held on Monday 27th June at 18:00hrs 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 9th May 2016 commencing at 19:00 hours in the Council Offices, 17 West Street, Leominster HR6 8EP.

MEMBERS PRESENT: Councillors R Pendleton (Chair), Bartlett (Vice-Chair), Barton, Gibson, Lacey, Rosser and Thomas.

OFFICERS PRESENT: Town Clerk.

PH160 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Davies (personal), Marsh (work), Rumsey (work) and Taylor (work)

PH161 DECLARATIONS OF INTEREST

There were no Declaration of Interest made.

PH162 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH163 QUESTIONS FROM THE PUBLIC

It was agreed to bring forward Agenda Item 10, the Leominster Hum, for discussion and consideration.

Representations were made to the Committee regarding the low frequency noise emanating from the BPI Films site. Although the noise had reduced on completion of the recent works, over the last week it had increased once again to unacceptable levels.

Herefordshire Council and BPI had agreed to meet with Town Council representatives, but a date had not yet been set as BPI had indicated that it was awaiting a noise report.

Following discussion, it was agreed that BPI be contacted again to formally set a date for the meeting to discuss the matter.

PH164 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 18th April 2016 be agreed and signed as a correct record.

Minute PH156 Leominster Area Neighbourhood Plan: Members were updated on the meeting held on Thursday 28th April 2016 with Herefordshire Council regarding the Neighbourhood Plan.

Following discussion it was **RESOLVED** to forward the amended report to Herefordshire Council and request an update regarding the funding investigations for the Southern Link Road.

PH165 PLANNING APPLICATIONS

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

APPLICATION: P160975

SITE : Brierley Court Hop Farm, Brierley Lane, Brierley

DESCRIPTION: Erection of 3,000 M3 cylinder heat storage tank associated with existing poly tunnels

COMMENT: No objection

APPLICATION: P161073

SITE : 109 Bargates, Leominster HR6 8QS

DESCRIPTION: Works to Trees in a Conservation Area. Works to 5 trees

COMMENT: No objection

APPLICATION: P161082

SITE : Ground Floor, 18 Burgess Street, Leominster HR6 8DE

DESCRIPTION: Change of use of ground floor commercial unit to form four residential flats and an amendment to street front fenestration only in sympathy with historic surroundings.

COMMENT: No objection

APPLICATION: P161153

SITE : Brierley Court Barns, Brierley Lane, Brierley HR6 0NU

DESCRIPTION: Non material amendment of planning permission P150472

COMMENT: No objection

PH166 DECISIONS

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

Grants/Approvals

APPLICATION: P160761

SITE : Barn adjacent Comfordt House, Eaton Hill, Leominster

DESCRIPTION: Prior notification for a proposed change of use of an agricultural building to a dwelling house (Use Class C3) and for associated operational development. Proposed conversion of barn into two dwellings.

COMMENT: No objection at this stage but once a formal planning application is submitted Council requests that a site visit be arranged to enable members to visit the site.

DECISION: Prior approval not required.

APPLICATION: P160914

SITE : 17-19 High Street, Leominster HR6 8LZ

DESCRIPTION: Proposed conversion of upper floors into self contained 2 bed maisonettes and sub-division of ground floor shop.

COMMENT: No objection subject to confirmation that space had been allocated for the storage of refuse which was sited away from the living areas and the kitchen.

DECISION: Approved with conditions

APPLICATION: P160915

SITE : 17-19 High Street, Leominster HR6 8LZ

DESCRIPTION: Listed Building Consent: Proposed conversion of upper floors into self contained 2 bed maisonettes and sub-division of ground floor shop.

COMMENT: No objection subject to confirmation that space had been allocated for the storage of refuse which was sited away from the living areas and the kitchen.

DECISION: Approved with conditions

PH167 NEIGHBOURHOOD PLAN

This matter had already been discussed under Minute PH164.

PH168 HIGHWAYS

(a) Local Transport Initiatives – Committee was informed that correspondence had been received from Ludlow Town Council requesting further information on the level of support that had been provided for the Bus Service 490 by affected parishes. It was agreed to send an update.

It was noted that Luston Parish Council was considering the possibility of supporting the service at its meeting being held on Monday 9th May 2016.

Further discussions had been held with Community Wheels regarding the future of a possible replacement 427 service. It was understood that under Section 22 of the Highways Act 1980 a service could potentially be operated by Community Wheels, which would enable buss pass holders to use the service and funding to be reclaimed by Community Wheels. It would still require some level of subsidy, but it was an option that was currently being reviewed.

PH169 THE HUM

This matter had already been discussed under Minute PH163.

PH170 DATE OF NEXT MEETING

The next meeting would be held on Monday 6th June 2016 at 19:00hrs in the Council Chamber, 17 West Street, Leominster HR6 8EP.

There being no other business the meeting closed at 8:00pm.

CHAIR:

DATE:

