

# LEOMINSTER TOWN COUNCIL

## PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 16<sup>th</sup> December 2019 commencing at 18:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

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

**ALSO PRESENT:** Ward Cllr Stone

**OFFICER PRESENT:** Town Clerk.

### PH103/19 APOLOGIES FOR ABSENCE

All members were present.

### PH104/19 DECLARATIONS OF INTEREST

The following Declarations of Interest were made:

- Cllr Williams: P193872/193873 – Trustee of the Rankin Club;
- Cllr Herschy: Licensing (personal)

### PH105/19 HEREFORDSHIRE COUNCIL MEMBERS

Herefordshire Council members were in attendance in an advisory role and were not involved in any decision making.

### PH106/19 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

### PH107/19 QUESTIONS FROM THE PUBLIC

Cllr Stone informed the Committee that there was a large pothole at the entrance of the Etnam Street car park. It was agreed to report this. He also wished to make Committee aware that there were some issues regarding planning application P193393. The applicant had been instructed to stop work until the application had been determined.

### PH108/19 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 18<sup>th</sup> November 2019 be agreed and signed as a correct record.

### PH109/19 PLANNING

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

**APPLICATION:** P193808

**SITE:** Land at Portley House, North Road, Leominster

- DESCRIPTION:** Proposed demolition of existing warehouse and provision of compound for self-storage units.
- COMMENT:** No objection
- APPLICATION:** P193818  
**SITE:** Ashfield Lane, Leominster HR6 8RG  
**DESCRIPTION:** Proposed erection of two detached single storey dwellings with detached car garages and access drives on site of former car garages
- COMMENT:** Recommend refusal for the following reasons:
- The proposal goes against the aims and objectives of Policy LANP15;
  - The proposal will create a traffic hazard and block existing accesses;
  - The proposal will result in a loss of car parking;
  - The proposal is considered inappropriate infill and over-development of a very small site;
  - Access to the proposal is inadequate and inappropriate;
  - The design of the proposal is not in keeping with the neighbourhood;
  - The Town Council wishes to support all the objections submitted by residents.
- APPLICATION:** P193824  
**SITE:** 2 Bank Court, West Street, Leominster HR6 8FE  
**DESCRIPTION:** LBS: Application to amend the design of windows, front door and glazed screen joinery; to include the proposal to enlarge the structural opening in the south gable
- COMMENT:** No objection
- APPLICATION:** P193870  
**SITE:** 3 Ryelands Orchard, Leominster HR6 8QQ  
**DESCRIPTION:** Proposed extensions.  
**COMMENT:** No objection subject to the retention of all the existing trees on the site and that any noise generated by the facilities being provided meet all legal requirements.
- APPLICATION:** P193872/193873 (LBS)  
**SITE:** 6 Corn Square, Leominster  
**DESCRIPTION:** Change of use of existing office suites to form 2 no. 2 bedroom apartments.  
**COMMENT:** No objection subject to the comments submitted by the Conservation Officer being addressed.
- APPLICATION:** P193936  
**SITE:** Broad Farm, North Road, Leominster HR6 0AN  
**DESCRIPTION:** Proposed addition to Muddy Puddles play area of a self-contained waterslide composed of a grass covered

mound with a water slide, with a small pond with pump and filter.

**COMMENT:** No objection

**APPLICATION:** P193994  
**SITE:** Aldi Supermarket, Ryelands Road, Leominster HR6 8NY  
**DESCRIPTION:** Minor extension and reconfiguration of the existing Aldi food store car park.  
**COMMENT:** No objection subject to adequate protection being provided for the existing trees by providing a fence or wall, and that two additional trees are planted to replace the loss of the tree identified.

**APPLICATION:** P194149  
**SITE:** 22 Drapers Lane, Leominster, Herefordshire, HR6 8ND  
**DESCRIPTION:** Change of use of upper floors to self-contained office (retrospective).  
**COMMENT:** No objection

**PH110/19 DECISIONS**

Committee noted the following planning decisions received from Herefordshire Council:

**APPLICATION:** P191098  
**SITE:** 25 Drapers Lane, Leominster HR6 8ND  
**DESCRIPTION:** Proposed change of use of existing residential apartment arranged over first and second floor to two residential apartments (one per floor) including removal of rear bay to ground and first floor.  
**COMMENT:** No objection subject to the following:

- That a Habitat Regulations Assessment (HRA) be undertaken as requested by Natural England;
- That provision is made for the storage of waste;
- That that cycle parking is to be provided under an external staircase.

**DECISION** Approved with conditions

**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.

**DECISION** Approved with conditions

**APPLICATION:** P192798  
**SITE:** Land at Dukes Walk, Leominster  
**DESCRIPTION:** Proposed erection of 2 dwellings (Part retrospective)  
**COMMENT:** Recommend refusal for the following reasons:

- The proposal does not meet the quality of development required for Leominster and does not, therefore, meet the requirements for the standard and quality of build expected as set out in the LANP;
- The proposal is so far removed from the original application as to be unrecognisable;
- The proposed size of windows is unacceptable;
- The Town Council wishes to support all the objections raised with the Planning Authority, especially with regard to not meeting the requirements of Policy MT1 of the Core Strategy, materials not in keeping with the surrounding neighbourhood, noise and overlooking issues.

**DECISION** Refused

**APPLICATION:** P193475  
**SITE:** Co-Operative Retail Store, Dishley Street, Leominster, Herefordshire, HR6 8P  
**DESCRIPTION:** Propose to Fell Ash tree , health and safety issue , the tree is bringing up the pathway, trip hazard.  
**COMMENT:** No objection.  
**DECISION** Trees in conservation area – works can proceed

**APPLICATION:** P193677  
**SITE:** Talbot Hotel, West Street, Leominster HR6 8EP  
**DESCRIPTION:** Reduce crown from building 15-20% to reduce further damage to building.  
**COMMENT:** Committee supported this application.  
**DECISION** Trees in conservation area – works can proceed

**APPLICATION:** P193833  
**SITE:** Field 5251 North East of A44 & A49 Roundabout Leominster, Herefordshire.  
**DESCRIPTION:** Additional covered fodder and implement store  
**COMMENT:** No objection.  
**DECISION** Prior approval not required.

## PH111/19 HIGHWAYS AND PARKING MATTERS

- (a) **Highway & Parking Matters** – Committee noted the following highway matters:
- There was a significant dip in the highway along West Street that required attention. This would be reported;
  - There was a significant dip in Corn Street that required attention. This would be reported;
  - There was a drainage cover issue in Corn Street outside Barclays Bank that required attention. This would be reported.
- (b) **The Hum** – Committee noted that the Town Clerk would follow up the arrangements regarding the annual catch-up meeting between the Town Council, BPI and Herefordshire Council in January 2020.

## PH112/19 LICENSING MATTERS

Committee considered the licensing application received for 31 West Street, Leominster. Following discussion, it was agreed to object to the granting of this license for the following reasons:

- There was a proliferation of licensed premises in this part of the town and an additional licensed premises may result in public disorder issues;
- There were already existing issues with the prevention of crime and disorder and the prevention of public nuisance in this part of town which were not being adequately addressed;
- It was requested that this application be considered by the Licensing Committee and not be dealt with under delegated powers;
- The timing of this application was designed to reduce the ability of residents and businesses to respond properly as the consultation period would mainly be over the Christmas holiday period. A request to defer consideration of this application would be submitted.

## PH113/19 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 13<sup>th</sup> January 2020 in the Council Offices, 11 Corn Square, Leominster, HR6 8YP commencing at 7:00pm.

There being no other business the meeting closed at 18:55 hours.

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**CHAIR:**

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**DATE:**