

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 18th December 2017 commencing at 18:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

MEMBERS PRESENT: Councillors Rosser (Chair), Bartlett, Barton, Davies, Egan and R Pendleton.

ALSO PRESENT: Ward Cllr Stone.

OFFICER PRESENT: Town Clerk.

PH140/17 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Freedland (illness), Herschy (personal), Preece (illness), Rumsey (illness) and Thomas (holiday).

PH141/17 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH142/17 HEREFORDSHIRE COUNCIL MEMBERS

Committee **RESOLVED** 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 was on the basis that the views expressed were preliminary views taking account of the information that was currently available to the Town Council and that County Councillors reserved their final views on all applications until they were in full possession of all relevant information both for and against.

PH143/17 REQUESTS FOR DISPENSATIONS

There had been no requests received.

PH144/17 QUESTIONS FROM THE PUBLIC

No members of the public were present. No matters were raised.

PH145/17 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 4th December 2017 be agreed and signed as a correct record.

PH146/17 THE LEOMINSTER HUM

Committee noted that the factory had shut down for the Christmas period and no further update had been received. It was agreed to request an update in the New Year to establish whether the outstanding works had been completed and if the sound testing had been commissioned and undertaken.

PH147/17 PLANNING APPLICATIONS

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

- APPLICATION:** P170276 (Re-consultation)
SITE: Land at The Hop Pole, Bridge Street, Leominster, Herefordshire
DESCRIPTION: Amended: Proposed conversion of public house into 4 self contained residential units.
COMMENT: Committee considered that the amended application had not addressed previous objections raised. Committee recommended refusal on the following grounds:
- The proposal would result in the loss of a commercial premises;
 - The proposal was not in keeping with a building of both historical interest and of architectural value;
 - Concern was expressed that the proposal could result in the destruction of a unique heritage feature of the town;
 - There is historically significant architectural features in the existing building, in particular the medieval cruck roof and the entire timber framed structure, should be protected;
 - The proposal is designed to frustrate the requirements to make an S106 contribution;
 - The proposal should be submitted as a single application alongside planning applications P170275 and P170277.
 - Committee further requested that this application be considered by the Herefordshire Planning Committee due to the sensitivity of the site.
- APPLICATION:** P173232 (Re-consultation)
SITE: Amended: Listed Building Consent: Land at The Hop Pole, Bridge Street, Leominster,
DESCRIPTION: Proposed conversion of public house into 4 self contained residential units
COMMENT: Committee considered that the amended application had not addressed previous objections raised. Committee recommended refusal on the following grounds:
- The proposal would result in the loss of a commercial premises;
 - The proposal was not in keeping with a building of both historical interest and of architectural value;
 - Concern was expressed that the proposal could result in the destruction of a unique heritage feature of the town;

- There is historically significant architectural features in the existing building, in particular the medieval cruck roof and the entire timber framed structure, should be protected;
- The proposal is designed to frustrate the requirements to make an S106 contribution;
- The proposal should be submitted as a single application alongside planning applications P170275 and P170277.
- Committee further requested that this application be considered by the Herefordshire Planning Committee due to the sensitivity of the site.

APPLICATION: P172135

SITE: Barons Cross Camp, Cholstrey, Leominster, HR6

DESCRIPTION: Reserved matters application for 414 dwellings, vehicular access and associated works.

COMMENTS: Committee noted the amendments made and

RESOLVED to submit the following comments:

- Confirmation as to whether the spread of social housing units was concentrated in a specific area or distributed throughout the site was requested;
- With regard to the previous concerns expressed regarding the density and height of the apartment blocks and the impact they may have on the visual amenity of the area and the entrance into Leominster Town, it was requested that the appearance of the flats be improved using patterned brickwork, especially on the gable end wall, rendered panels to help break up the mass of bricks and that breaks in the roofline be included;
- S106 funding for the play area and open space to be transferred to Leominster Town Council;
- The provision of improved links from the site to Morrison's be included in the S106 agreement;
- Improved pedestrian links between the existing estate and the proposed estate through an improved footpath network;
- The provision of a pedestrian crossing across Monkland Road (A44) to link the proposed and existing Barons Cross estates with Morrison's and Leominster;
- Concern regarding the potential contamination of the site has been expressed. A request to be provided with additional clarification over the method statement for the construction of the site to be provided;
- Concern regarding the increase in vehicular movements into Leominster. Consider some S106

- provision towards the proposed Southern Link Road;
- There is a lack of community facilities in an area with social issues having already been identified. Consider contribution towards the improvement of the community centre on the current Barons Cross estate;
 - The development will inevitably put a strain on local services such as Doctors Surgeries. Mitigation measures are requested;
 - Current public transport/bus services should be extended until 9pm at night to enable access into Leominster from the new estate;
 - With regard to the concern expressed previously that the development would increase the traffic, pollution and air quality issues at the Bargates junction, Committee recommended that the report developed by Hydrock Consultants be submitted as part of the Reserved Matters application due to the real concerns regarding the statement that impact from the site can be fully mitigated;
 - Committee requested sight of the Hydrock Consultants report of the potential Air Quality implications of the development;
 - Further details regarding the Memorandum of Understanding to monitor air quality with the local planning authority was requested.

Appeal Notification:

APPLICATION: P170289

SITE: Field 5251 north east of roundabout on A49 and A44, Leominster

DESCRIPTION: Proposed conversion of an agricultural building into a one bedroomed single storey dwelling.

COMMENT: Committee agreed to reiterate its concern that this application was sited on the flood plain and the access required to the development would be too close to the roundabout thus creating a traffic hazard.

PH148/17 DECISIONS

The following decisions made by Herefordshire Council were noted:

APPLICATION: P173879

SITE: Home Farm, Hennor, Leominster HR6 0QR

DESCRIPTION: Proposed outdoor riding area. Change of use from agricultural

COMMENT: No objection

DECISION: Approved with conditions

APPLICATION: P173462
SITE: Stag Batch House, Monkland Rd, Leominster HR6 9DA
DESCRIPTION: Proposed provision of roof over existing silage bunker to reduce surface runoff
COMMENT: No objection
DECISION: Approved with conditions

APPLICATION: P173463
SITE: Stag Batch House, Monkland Rd, Leominster HR6 9DA
DESCRIPTION: Proposed provision of roof over cattle handling area to reduce surface runoff
COMMENT: No objection
DECISION: Approved with conditions.

149/17 PLANNING, HIGHWAYS AND PARKING MATTERS

- (a) **Public Realm Consultation Review Report** – Committee noted that a copy of this report had been forwarded to all members for information. Following discussion it was **RESOLVED:**
- That a Task & Finish Group be appointed to consider the report in full and to consider the proposals contained within it, public consultation and the management of expectations;
 - The Task & Finish Group would be made up of the four Ward Councillors, four members of Leominster Town Council and the relevant Town Council Officers;
 - Cllrs Egan and R Pendleton were appointed from the Planning & Highways Committee;
 - All Town Councillors would be notified and two further volunteers would be requested to sit on the Task & Finish Group;
 - The first meeting of the Task & Finish Group would be held on Friday 5th January 2018 at 11am at the Council Offices.
- (b) **Commissioning Model** – Committee noted the new commissioning model guidelines developed by Balfour Beatty and Herefordshire Council. A toolkit was being finalised and would be requested. Concern was expressed regarding the long term consequences of towns and parishes undertaking highway works.
- It was agreed that the implications of the commissioning model and the toolkit would be considered as part of the Public Realm Task & Finish Group's remit.
- (c) **Parish Briefing** – Committee noted the questions and answers information paper received from Balfour Beatty following the recent Parish Briefing.

150/17 LEOMINSTER AREA NEIGHBOURHOOD PLAN

Committee noted that the consultation closed on 14th December 2017 and comments received were awaited. Once received comments would be reviewed and a decision taken to include or reject those comments into the LANP prior to progression to the next stage.

151/17 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 8th January 2018 at 19:00hrs in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

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

CHAIR:

DATE: