

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 3rd September 2018 commencing at 18:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

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

ALSO PRESENT: Ward Cllrs Marsh and Norman. Town Cllr Sutcliffe and 14 members of the public.

OFFICER PRESENT: Town Clerk.

PH63/18 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Thomas (holiday) and Davies (Illness). Cllr Egan was absent.

PH64/18 DECLARATIONS OF INTEREST

The following Declaration of interest was made:

- Cllr Rosser: Morrisons employee (P181448)

PH65/18 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.

PH66/18 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

PH67/18 QUESTIONS FROM THE PUBLIC

There were 14 members of the public present who wished to speak to Planning Application P181448. The following concerns were raised:

- A resident had undertaken a number of traffic counts to assess whether the figures used by McDonalds were in fact correct. The figures she had recorded bore little resemblance to those submitted by McDonalds. It was agreed that the information would be submitted to the Town Council, who would then forward it on to the Herefordshire Planning Department;
- Among the concerns witnessed was the number of pedestrians who crossed the road, some having to run due to the number and speed of the vehicles, and the traffic chaos caused recently when a caravan was parked on the road;

- Concern was expressed that Section 6 of the ADL Traffic report was inaccurate. The amended report had used examples of other McDonalds that bore no relevance to Leominster. Council was informed that a proposal for a McDonalds in Barnsley had used exactly the same data;
- Concern was expressed that McDonalds had not addressed the issues and concerns raised previously.

Residents were encouraged to submit all their concerns to Herefordshire Council, as it was the planning authority, and assurances were given that the Town Council would support the residents and the concerns expressed would be forwarded to Herefordshire Council.

Council **RESOLVED** to consider P181448. Cllr Preece took the Chair:

- APPLICATION:** P181448 (Re-Consultation)
SITE: Land at Morrisons Car Park, Barons Cross Road, Leominster
DESCRIPTION: (Amended) Proposed erection of two storey restaurant with drive-thru, car parking, landscaping, play place and associated works. Installation of 2 no. COD (Customer Order Displays) with associated canopies.
COMMENT: Committee **RESOLVED** to resubmit its previous comments as outlined below, as the issues identified had not been addressed by the amended application. It was further agreed to submit the comments made by residents above.

Committee **RESOLVED** that it would not support the application, as it did not meet the criteria outlined in the Leominster Area Neighbourhood Plan policy LANP9 and the Herefordshire Core Strategy Policy E05 as outlined below:

Page 9 – Addendum to LO1

In Leominster new development proposals will be encouraged where they:

- Maintain and enhance the viability and vitality of the town centre. Proposals for new retail, leisure or office development of over 400m² in gross floor space and located outside of the defined town centre will need to be supported by an impact assessment in accordance with the National Planning Policy Framework to determine whether there could be any adverse impacts on the vitality and viability of Leominster town centre;
- Ensure that developments do not exacerbate air pollution levels within the designated air quality management area at Bargates;
- Ensure that development does not undermine the achievement of water quality targets in accordance with Policy SD3 and SD4; and
- Has demonstrated engagement and consultation with the community including the town/parish council.

LANP9

In certain circumstances it may be appropriate for retail development to be outside or adjacent to the primary and secondary town centre retail area. Such proposals will be required to provide evidence that:

- a. the proposal meets the sequential testing requirements as set out in the National Planning Policy Framework (paragraph 24);
- b. the proposal would not have a significant adverse impact on the vitality and viability of Leominster Town Centre and is of a high design quality;
- c. An impact assessment for retail, leisure and commercial proposals outside the town centre to assess the impact on investment in the area and on vitality and viability of the town centre should be carried out in line with Policy E5 of the Herefordshire Core Strategy.

Herefordshire Core Strategy Policy E5 – Town centres (Section 5 General Policies Herefordshire Core Strategy)

Town centres will be the focus for retail, commercial, leisure, cultural and tourism uses. Proposals for such uses which contribute to the vitality and viability of the town centres of Hereford and the market towns will be supported provided that they:

1. Do not adversely affect the primary function of the town centres as shopping destinations; and
2. Are of a scale and design appropriate to the size, role, character and heritage of the centre.

Proposals for development outside the town centres will only be permitted if it can be demonstrated that the requirements of the sequential test, as set out in paragraph 24 of the NPPF, have been met and that the proposal would not have a significant adverse impact on the vitality and viability of the centres. An application will be refused if it fails the sequential test or an impact assessment.

The sequential test requires the above mentioned uses to be located within town centres. Where it is proven there are no available and suitable town centre sites, preference will be given to edge of centre sites before any out of centre site is considered. Where a sequential test adequately demonstrates that the only suitable and available site is an edge of centre or an out of centre location, preference will be given to sites that are well connected to the town centre and are easily accessible by sustainable transport modes.

An impact assessment for retail, leisure and commercial proposals outside of the town centres to assess their impact on investment in the area and on vitality and viability of the town centre may be required depending on the scale and location of the proposal, as specified in the policies in the Place Shaping section.

PH68/18 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 13th August 2018 be agreed and signed as a correct record.

PH69/18 PLANNING APPLICATIONS

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

- APPLICATION:** P182765
SITE: Land between Wharton Cottage and Bannut Tree Cottage, Wharton, Leominster
DESCRIPTION: Proposed non-material amendment following application for approval of reserved matters (P163562/RM) – Raising the height of plot 5 with a new finish floor level of 72.90m
COMMENT: No objection.
- APPLICATION:** P174229
SITE: The Cottage, Newtown Lane, Newtown Leominster HR6 8QD
DESCRIPTION: Proposed extension and alterations to existing dwelling.
COMMENT: No objection.
- APPLICATION:** P182665
SITE: 22 West Street, Leominster HR6 8ES
DESCRIPTION: Proposed conversion of first floor into 2 no. one bedroom self-contained flats and new shopfront.
COMMENT: No objection subject to provision being made to store waste.
- APPLICATION:** P182942
SITE: 22 West Street, Leominster HR6 8ES
DESCRIPTION: Listed Building Consent: Proposed conversion of first floor into 2 no. one bedroom self-contained flats and new shopfront.
COMMENT: No objection subject to provision being made to store waste.
- APPLICATION:** P183237
SITE: 231-233 Ridgemoor Road, Leominster HR6 8UJ
DESCRIPTION: T1 Western Red Cedar - remove/fell due to mass, damage to wall, proximity to existing buildings and insurance considerations. Replace with Rowan 4-6 year old. T2 Ash. Young tree located in parking area, has thick wire embedded in fork at crown break resulting in weak joint and potential break. Propose remove as

reduction of affected will unbalanced crown. Proposed replace with Rowan 4-6 year old.

COMMENT: No objection subject to the views of the Tree Wardens.

- (b) **Planning Consultations** – Committee noted that the Hereford Area Plan Housing and Employment Site Options Consultation on housing and employment site options would run from Monday 20th August until Monday 8th October 2018.

PH70/18 DECISIONS

Committee noted the following planning decisions made by Herefordshire Council:

APPLICATION: P180049
SITE: 4 Corn Square, Leominster HR6 8LX
DESCRIPTION: Listed Building Consent: Proposed retail bank, basement floor, ground floor and first floor installation of 2no new air conditioning condensing units on the lightwell. Ground floor 1no new CCTV camera in front elevation. 1no new halo illuminated individual letter signage. 1no new none illuminated projecting sign. 1no new non-illuminated wall mounted branch nameplate.
COMMENT: Support this application.
DECISION Approved with conditions.

APPLICATION: P181466
SITE: Land adjacent to Petrol Filling Station, Safeway Service Road, Leominster HR6 8RH
DESCRIPTION: The installation of a freestanding 12m double sided shared totem.
COMMENT: See minute PH07/18.
DECISION Withdrawn

APPLICATION P182059
SITE: 5 The Rugg, Leominster HR6 8TE
DESCRIPTION: Proposed conversion of garage to provide annexe for parents to live in and be cared for.
COMMENT: Recommend refusal as the extension is not connected to the existing property and constitutes a separate dwelling. The Committee wished to submit the following advisories:

- If approved a condition must be included to ensure that the extension cannot be sold as a separate dwelling;
- Access should be provided from the main dwelling to the extension;
- The extension must be subject to building regulations.

DECISION Approved with conditions.

PH71/18 HIGHWAYS AND PARKING MATTERS

- (a) **Transport Subsidy** – Committee **RESOLVED** to continue supporting the 427 replacement service from 1st October 2018 to 31st March 2019.
- (b) **Highway & Parking Matters** – Committee noted the request from the Herefordshire Council General Scrutiny Committee to hear the views of the Town Council on the maintenance plan for pothole repairs and the maintenance of public realm. Comments would be submitted to the Town Clerk and a report would be developed and submitted.

PH72/18 LICENCING MATTERS

Committee noted that there were no licencing matters to consider.

PH73/18 LEOMINSTER AREA NEIGHBOURHOOD PLAN

Committee noted that there was no further update available.

PH74/18 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 1st October 2018 at 19:00hrs in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 6:48pm.

CHAIR:

DATE: