

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 10th June 2019 commencing at 18:30 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

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

OFFICER PRESENT: Town Clerk.

PH14/19 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr Preece.

PH15/19 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH16/19 HEREFORDSHIRE COUNCIL MEMBERS

There were no Herefordshire Councillors present sitting on the Committee.

PH17/19 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH18/19 QUESTIONS FROM THE PUBLIC

There were no members of the public present. Cllr Stone updated Committee regarding the replacement of the safety railings at the level crossing. It was understood that a BAPA form was awaiting final signature from Balfour Beatty prior to it being returned to Network Rail. Until this document had been signed and returned by Balfour Beatty work could not commence. The relevant Director had been requested to ensure this was addressed as soon as possible. Committee thanked Cllr Stone for all his efforts.

A response had been received from Parking regarding the request to erect notices in Broad Street car park requesting lorry drivers to switch off their engines. It was agreed to ask that this request be actioned as soon as possible. The Town Council had offered to purchase some permanent notices subject to confirmation of wording.

PH19/19 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 20th May 2019 be agreed and signed as a correct record.

PH20/19 PLANNING

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

APPLICATION: P191012
SITE: 8 South Street, Leominster, Herefordshire, HR6 8JB
DESCRIPTION: Change of use from retail shop to catering use.
COMMENT: No objection.

APPLICATION: P191587
SITE: Land to the rear of 20 and 22 Etnam Street, Leominster
DESCRIPTION: Proposed works to Tree Ref: OBNG (Tag) 577 Fell within 12 months. Works recommended on tree survey.
COMMENT: Committee would recommend that the tree is pollarded rather than felled to help elongate the life of the tree.

APPLICATION: P191614
SITE: 86-88 Etnam Street, Leominster, HR6 8AN
DESCRIPTION: Proposed drop kerbs in front of property to allow off road parking.
COMMENT: No objection.

APPLICATION: P191660
SITE: Southfield, Hereford Road, Leominster, Herefordshire
DESCRIPTION: Outline application for up to 4 dwellings with new access.
COMMENT: Committee requested that a site visit be arranged to this site to fully understand what trees are being lost. Committee had concerns that the proposal would be detrimental to the existing tree stock in the area.

APPLICATION: P191748
SITE: Lion Court, 25 New Street, Leominster, HR6 8LS
DESCRIPTION: Demolition of single dwelling house to facilitate erection of 10 new dwellings together with associated gardens, grounds, car park, cycle and refuse store.
COMMENT: Recommend refusal for the following reasons:

- The proposal is considered overdevelopment of the site
- The proposal as it stands goes against the Leominster Area Neighbourhood Plan policy LANP3 – Supporting the Strategic and Small Scale Housing Development Needs in Leominster Town and policy LANP14 – Protecting and Enhancing the Character of Leominster Town Centre;
- The proposal is sited next to a very busy junction. Significant disruption will be caused to traffic flow when the dwellings are being serviced as there is no

- vehicular access provided for either service or residents vehicles;
- The proposal does not include any car parking provision onsite for residents, which would result in additional off street parking in neighbouring residential areas and would create parking issues in the neighbourhood;
 - Real concerns were expressed regarding the collection of waste from so many properties on a busy junction and bend. This would cause unacceptable disruption to traffic and pedestrians, and could create a possible health and safety hazard to pedestrians and vehicles when the rubbish was put out for collection;
 - The Council wished to support the request for an Acoustic Design Statement;
 - The Council wished to support the comments submitted by Historic England especially with regard to the quality of design and the opportunity to enhance the character of the conservation area with this proposed development;
 - The Council wished to support the requirements recommended regarding surface water management;
 - The Council wished to support the request from Natural England for a Habitat Regulations Assessment

APPLICATION: P191768
SITE: Land adjoining Glaslyn, Barons Cross Rd, Leominster
DESCRIPTION: Proposed non-material amendment to planning permission ref: 180198 (proposed erection)
COMMENT: Noted.

PH21/19 DECISIONS

Committee noted the following planning decisions received from Herefordshire Council:

APPLICATION: P190585
SITE: Cholstrey Farm, Cholstrey, Leominster, Herefordshire HR6 9AP
DESCRIPTION: To erect a steel portal extension to an already existing building for the purpose of the handling of livestock in a safe manner.
COMMENT: No objection.
DECISION Approved with Conditions

APPLICATION: P190616
SITE: Cholstrey Farm, Cholstrey, Leominster, HR6 9AP

DESCRIPTION: Proposed steel portal frame building for storing farm yard manure.

COMMENT: No objection

DECISION Approved with Conditions

APPLICATION: P191088

SITE: Mount Pleasant, 76 Bargates, Leominster HR6 8QS

DESCRIPTION: Propose to fell 3 common Polar trees (G1). To fell Cypress tree (G4). To replace felled trees with mixture of Yew, Holly and Silver Birch.

COMMENT: No objection

DECISION Trees covered by TPO – consent granted

APPLICATION: P191249

SITE: Co-Operative Retail Store, Dishley Street, Leominster, HR6 8PX

DESCRIPTION: Crown lift and reduce Ash tree, lift Silver Birch from over front of store and reduce Hornbeam from corner of store.

COMMENT: No objection, but request that a survey of the damage to the pavement that runs along Dishley Road be undertaken and appropriate action be taken to repair, make safe and reduce future damage occurring.

DECISION Trees covered by TPO – works can proceed

APPLICATION: P191306

SITE: Garden Cottage, Etnam Street, Leominster HR6 8AE

DESCRIPTION: Proposed works to T1- Holly - Low Amenity Value.

COMMENT: No objection.

DECISION Trees covered by TPO – works can proceed

PH22/19 HIGHWAYS AND PARKING MATTERS

(a) The Hum – Council noted that the annual catch-up meeting was currently being arranged between the Town Council, BPI and Herefordshire Council. Confirmation of a date was still awaited from BPI.

(b) Highway & Parking Matters – Committee noted the following matters:

- Westfield Walk – It was noted that this was still causing serious issues with parking on pavements and blocking drives. The concern would be raised with Herefordshire Council and Balfour Beatty, including the suggestion that a one-way system be looked at in this area again;
- The yellow lines at Oldfield Close opposite the Methodist Church needed repainting;
- The road signs on the B4360 Cholstrey Road and the A44 Monkland Road had faded and were a muddy brown colour. It was agreed to request that these be replaced;
- Concerns about the poor state of the highway in the town centre were raised again. Surface water continued to cause issues for

pedestrians and it was agreed to request that urgent action be taken to address this;

- The pavement along Swan Walk had become very slippery. This would be reported to the landowner;
- The footpath behind B&Q needed some maintenance. Committee noted that this was in hand by the Grounds Team.

PH23/19 LICENCING MATTERS

Committee considered the two licencing applications received and

RESOLVED:

- To formally object to the licence variation regarding Shooters Bar under Prevention of Crime and Disorder, Prevention of Public Nuisance and Public Safety;
- To note the licence variation at Spar, Dishley Street.

PH24/19 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 8th July 2019 at 18:00hrs in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 7.30pm.

CHAIR:

DATE: