



# LEOMINSTER TOWN COUNCIL

## PLANNING & HIGHWAYS COMMITTEE

Tuesday 7<sup>th</sup> August 2018

To: All Members of the Planning & Highways Committee:  
Councillors Rosser (Chair), Preece (Vice Chair), Bartlett, Davies, Egan, J  
Herschy, Rumsey and Thomas (3 vacancies)  
(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 13<sup>th</sup> August 2018** commencing at **19:00 hours** in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

Paul Russell  
TOWN CLERK

### AGENDA

- 1. 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.
- 2. 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.
- 3. HEREFORDSHIRE COUNCIL MEMBERS**  
To consider resolving 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 is on the basis that the views expressed are preliminary views taking account of the information currently available to the Town Council and that County Councillors reserve their final views on all applications until they are in full possession of all relevant information both for and against.
- 4. REQUESTS FOR DISPENSATIONS**  
To consider requests for dispensations (must be notified in writing).



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5. **QUESTIONS FROM THE PUBLIC (maximum 15 minutes)**  
To receive questions and statements from members of the public as provided for in Standing Orders.
6. **THE HUM**  
To consider further the draft report attached following the meeting held on 27<sup>th</sup> June 2018. The report was noted at Full Council on 30<sup>th</sup> July 2018.
7. **MINUTES OF PREVIOUS MEETING**  
To receive and approve as a correct record the minutes of the Planning & Highways Committee meeting held on 16<sup>th</sup> July 2018.
8. **PLANNING**
  - (a) **Planning applications** – The following applications have been received from the Planning Authority and require comment:

**APPLICATION:** P181386  
**SITE:** Firtree Cottage, Ginhall Lane, Leominster HR6 9AQ  
**DESCRIPTION:** Proposed garage extension.  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=181386&search=181386](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=181386&search=181386)

**APPLICATION:** P181874  
**SITE:** Trenwith, Hereford Road, Leominster HR6 8JU  
**DESCRIPTION:** Proposed second storey extension and conversion of the loft into a main bedroom with en-suite.  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=181874&search=181874](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=181874&search=181874)

**APPLICATION:** P181899  
**SITE:** The Cottage, Ivington Rd, Newtown HR6 8QD  
**DESCRIPTION:** Proposed works to property (including works to doors, windows, chimney, access, demolition of coal/fuel store, WC, garage and erection of new garage).  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=181899&search=181899](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=181899&search=181899)

**APPLICATION:** P181900  
**SITE:** The Cottage, Ivington Rd, Newtown HR6 8QD  
**DESCRIPTION:** Listed Building Consent: Proposed works to property (including works to doors, windows, chimney, access, demolition of coal/fuel store, WC, garage and erection of new garage).



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**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=181900&search=181900](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=181900&search=181900)

**APPLICATION:** P182023  
**SITE:** Alba, Bargates, Leominster HR6 8EY  
**DESCRIPTION:** Conversion and repairs to an existing building to create a single dwelling house (retrospective).

**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=182023&search=182023](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=182023&search=182023)

**APPLICATION:** P182024  
**SITE:** Alba, Bargates, Leominster HR6 8EY  
**DESCRIPTION:** Listed Building Consent: Conversion and repairs to an existing building to create a single dwelling house (retrospective).

**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=182024&search=182024](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=182024&search=182024)

**APPLICATION:** P182227  
**SITE:** 9 Corn Square, Leominster HR6 8LT  
**DESCRIPTION:** Proposed new external ramp and steps to main entrance.

**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=182227&search=182227](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=182227&search=182227)

**APPLICATION:** P182493  
**SITE:** 90 Etnam Street, Leominster HR6 8AN  
**DESCRIPTION:** Proposed construction of new enclosed porch.

**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=182493&search=182493](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=182493&search=182493)

**APPLICATION:** P182493  
**SITE:** 90 Etnam Street, Leominster HR6 8AN  
**DESCRIPTION:** Listed Building Consent: Proposed construction of new enclosed porch.

**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=182494&search=182494](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=182494&search=182494)

**APPLICATION:** P182576  
**SITE:** 4 Thomas Court, Green Lane, Leominster HR6 8QJ  
**DESCRIPTION:** LBS: Proposed replacement central heating boiler with Worcester Bosch combination boiler. A new flue



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- (painted black) will exit the front elevation approx. midway between existing dormer windows.
- LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=182576&search=182576](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=182576&search=182576)
- APPLICATION:** P182859  
**SITE:** 92a Bargates, Leominster HR6 8QS  
**DESCRIPTION:** T1 – Copper Beech Tree. Slightly crown thin (20%) as per BS3998 standard. Cuts no greater than 80mm in diameter. Slight reduction of branches from guttering of house. T2 – Sweet Chestnut – Crown raise by 10m from path of road.
- LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=182859&search=182859](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=182859&search=182859)

#### 9. DECISIONS

To note the following planning decisions made by Herefordshire Council:

- APPLICATION:** P174737  
**SITE:** 43-45 High Street, Leominster  
**DESCRIPTION:** Listed Building Consent: Proposed conversion of upper floors to form 2 self-contained flats  
**COMMENT:** No objection subject to the views of the Conservation Officer, the repairs preserve the existing features and that provision for waste and recycling storage is provided within the curtilage of the building.  
**DECISION** Approved with conditions.
- APPLICATION:** P181272  
**SITE:** Land at Brick House Farm, Brierley, Leominster HR6 0NT  
**DESCRIPTION:** Proposed erection of 2 semi-detached dwellings on plots 3 & 4 to replace 2 dwellings previously approved under application 179524.  
**COMMENT:** It was agreed to respond to this via written representation.  
**DECISION** Approved with conditions.
- APPLICATION:** P181436  
**SITE:** Land off Westcroft, Leominster  
**DESCRIPTION:** Non-material amendment ref 171309. Amendments to elevations and floor plans.  
**COMMENT:** Noted.  
**DECISION** Approved.



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**APPLICATION:** P181644 & 649 (LBC)  
**SITE:** The Frere House, 15 Church Street, Leominster HR6 8NE  
**DESCRIPTION:** Retrospective: Various external and internal works including taking away no structural modern walls, replacing cement based plaster and other mortar with lime based products. Adding traditional oak structural supports.  
**COMMENT:** No objection.  
**DECISION** Approved with conditions.

**APPLICATION:** P181772  
**SITE:** 67 Osborne Place, Leominster HR6 8BW  
**DESCRIPTION:** Proposed extension to existing dwelling.  
**COMMENT:** No objection subject to the Leominster Area Neighbourhood Plan Policy LANP20.  
**DECISION** Approved with conditions.

**APPLICATION:** P182046  
**SITE:** Orchard House, 3 Presbytery Close, Leominster, Herefordshire, HR6 8QP  
**DESCRIPTION:** Proposed non-material amendment to planning permission ref 180808 (Two storey side extension and garden shed) – Please see application form for details.  
**COMMENT:** No objection provided the shed is used for residential and not business purposes and the Leominster Area Neighbourhood Plan Policy LANP20.  
**DECISION** Approved with conditions.

#### 10. HIGHWAYS AND PARKING MATTERS

To consider any parking and highway issues relating to the Parish of Leominster.

#### 11. LICENCING MATTERS

There are no licencing matters to consider at the time of the agenda publication.

#### 12. LEOMINSTER AREA NEIGHBOURHOOD PLAN

It has been confirmed by the Examiner, Mr Richard High, that the conclusion of the examination will be suspended until he has had the chance to consider the review of the review of the Habitats Regulation Assessment (HRA) and the necessary consultation on it.

It was confirmed that the HRA for Leominster NDP would need to be revisited in light of the recent Court of Justice of the European Union People over Wind and Peter Sweetman vs Coillte judgement. All revised HRA will be subject to a 5 week consultation, therefore it is anticipated that this will not be concluded for the Leominster NDP to the 17 September 2018.



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#### 13. DATE OF NEXT MEETING

The next meeting will be held on Monday 3<sup>rd</sup> September 2018 at **18:00hrs** in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

## LEOMINSTER TOWN COUNCIL

Report of the meeting held between Leominster Town Council, Herefordshire Council and RPC BPI on Wednesday 27<sup>th</sup> June 2018 at 10.00am at the RPC BPI Factory, Leominster.

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### **PRESENT:**

**Leominster Town Council:** Cllr Jenny Bartlett, Cllr John Rumsey, Mr Paul Russell (Town Clerk).

**RPS Acoustics:** Mr Torjussen

**RPC BPI – Leominster:** Mr Tim Roome (Site Manager – Leominster), Neil Hawkins (Health, Safety & Environment Manager – Leominster) and Simon Henshaw (Engineering Manager)

**Herefordshire Council Environmental Health:** Marc Willimont (Head of Regulatory and Development Management Services) and Elisabeth Laughland (Principal Environmental Health Officer)

**Local Residents:** Mrs Downey, Mr Domanski and Mr Bloxsome.

Cllr Bartlett Chaired the meeting.

### **1. WELCOME & INTRODUCTIONS**

Cllr Bartlett welcomed everyone to the meeting and thanked RPC BPI Ltd for hosting the meeting.

### **2. APOLOGIES**

Apologies had been received from Mr Ferrari (ill)

### **3. MEETING NOTES**

The notes of the meeting held on 9<sup>th</sup> June 2017 were considered and agreed.

### **4. PRESENTATION**

The meeting received a presentation on the works undertaken since the previous meeting and future works scheduled in.

#### ***Penetrations through the Building***

Work had been undertaken to address noise issues penetrating through the building. Work undertaken included:

- Duct attenuators had been installed;
- Silencers had been installed;
- High level exhausts had been fitted with silencers including additional lagging.

#### ***Dry Air Cooler***

The Dry Air Cooler had been enclosed in a steel enclosure with louvres fitted.

***High Internal Noise Levels***

The compressor shed had been identified as emitting high noise levels. The roof had been clad and the doors replaced with steel doors that were sealed. The penetrations had also been treated.

***New Assessment***

A new assessment had been undertaken to assess whether the works had improved the noise issues previously identified. Base line measurements were taken between 1am and 3am when there were no freight trains and low levels of traffic. They were taken in Waterworks Lane to BS4142 standards in August and again in January.

An overview of the results was presented. It was acknowledged that there was a level of uncertainty regarding the figures at lower frequencies as they were more difficult to measure accurately. It was confirmed that the measurements were taken in 10 minute samples and that BS4142 does not focus on low level frequencies.

Feedback from residents had been generally positive except over the last three weeks when a higher level of low frequency noise had been experienced. It was reported that higher sound levels had been experienced between 3am and 3:30am.

On 26<sup>th</sup> June at 3:20am a low frequency sound had been identified that had woken residents up. BPI agreed to investigate this to assess whether it had been generated by its site.

Measurements indicated that the result of the mitigation works had reduced sound levels emanating from the site based on a comparison between BPI data and Herefordshire Council published data. A 4dB reduction had been identified following the mitigation works. Both HC and RPS figures concurred with each other and a significant difference had been measured in Waterworks Lane.

It was confirmed that the plant ran 24 hours a day.

The history of the development of the site/area was as follows:

- 1865 – Pumping Station;
- 1930 – Caswell Terrace constructed;
- 1964-77 – Industrial Estate developed;
- 1967-77 – Flats built in Waterworks Lane.

The average level of noise measured from the site was 47dB which was an extremely low level of noise from an industrial site.

**GOOD PRACTICE MEASURES**

The following good practice measures were being implemented by BPI:

- A revised procedure had been produced to help manage change especially with regard to external and internal noise;
- Tonal alarms have been phased out and replaced with white noise alarms;



- A strict door closing policy was in place; and audited weekly;
- Condition monitoring, a previous commitment, was in place;
- Machines were now continually monitored;
- Proactive servicing was now in place which helped address low frequency noise.

### **FUTURE WORKS**

The following works were planned:

- A further exhaust will be attenuated on the right hand side of the building;
- External pumps were being upgraded. Two new pumps were being fitted with the others being upgraded;
- Pumps would be enclosed;
- Anti-vibration mounts are being looked into to help reduce vibrational noise.

### **CONCLUSIONS**

- Concern was expressed that some areas of the main building were not cladded;
- It was acknowledged that BPI was a source of low frequency noise but it was not the only one in the area;
- The majority of the issues identified had now been addressed but low frequency noise was still a potential issue, although not a statutory nuisance where officers had been able to measure;
- Once the further exhaust is attenuated on the right hand side of the building, HC was of the view that BPI had taken the best practical means to address the issues that had been identified in Waterworks Lane;
- Factory and management systems had been improved;
- Residents were still experiencing low frequency noise issues;
- Herefordshire Council had not identified a Statutory Nuisance issue but were there to advise and monitor;
- Planning would be looking for environmental gains in the future, should future applications come forward;
- There was no further measurement phase currently available;
- BPI had given a commitment to improve where it could, with an undertaking that all new plant & machinery would be reviewed prior to procurement to ensure that the noise rating levels were considered and all reasonable steps were taken to attenuate noise, including low frequency.

It was suggested that an annual update meeting be organised and BPI was in agreement. BPI was committed to improve its site and it was agreed to arrange a meeting in June 2019, although it might be more informative to hold this after the August shutdown period – TBC, but September may prove to be a more meaningful date.

BPI also offered to undertake additional measurements at residents' homes if access was provided. It had previously been denied and it was agreed that the residents in question would liaise directly with BPI.

There being no other business everyone was thanked for their attendance and the meeting closed at 12.12pm.

# LEOMINSTER TOWN COUNCIL

## PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 16<sup>th</sup> July 2018 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, Rumsey and Thomas.

**ALSO PRESENT:** Ward Cllr Stone and Cllr Sutcliffe.

**OFFICER PRESENT:** Town Clerk.

**PH37/18 APOLOGIES FOR ABSENCE**

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

**PH38/18 DECLARATIONS OF INTEREST**

There were no declarations of interest made.

**PH39/18 HEREFORDSHIRE COUNCIL MEMBERS**

There were no Herefordshire Councillors present.

**PH40/18 REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

**PH41/18 QUESTIONS FROM THE PUBLIC**

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

**PH42/18 THE HUM**

Committee noted that the report of the meeting held on Wednesday 27<sup>th</sup> June 2018 was awaiting final corrections prior to publication. Once final amendments had been received the report would be made public,

**PH43/18 MINUTES OF PREVIOUS MEETING**

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 25<sup>th</sup> June 2018 be agreed and signed as a correct record.

**PH44/18 PLANNING APPLICATIONS**

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

- (a) **Planning applications** – The following applications have been received from the Planning Authority and require comment:

**APPLICATION:** P173650

**SITE:** Brierley Court Barns, Brierley, Leominster HR6 0NU  
**DESCRIPTION:** Application variation of condition 2 of P162302/F seeking minor amendments to the building together with inclusion of 10mw biomass boiler.  
**COMMENT:** No objection

**APPLICATION:** P181805  
**SITE:** 2 Old Hall Cottages, Brierley, Leominster HR6 0NU  
**DESCRIPTION:** LBS: Proposed single storey extension.  
**COMMENT:** No objection on the proviso that it met with Policy LANP19 – New Building in Leominster.

**APPLICATION:** P182290  
**SITE:** Land at Newlands Croft, Ryelands Road, Leominster HR6 8PN  
**DESCRIPTION:** Proposed erection of 3 detached dwellings with the formation of an improved vehicular access.  
**COMMENT:** No objection on the proviso that it met with Policy LANP20 – New Extensions.

**APPLICATION:** P182409  
**SITE:** Land behind 67 Bargates, Leominster  
**DESCRIPTION:** Proposed bungalow.  
**COMMENT:** Recommend refusal for the following reasons:

- The proposal would adversely impact on the current traffic and highway issues being experienced in this area;
- There are concerns that the proposed access is inadequate for an additional dwelling;
- Parking provision is inadequate in an area which already suffers from a lack of parking provision;
- The proposal goes against the requirements of Policy LANP19 – New Building in Leominster as the design is inappropriate to the local context;
- The proposal is over-development of the site;
- The proposal will result in the loss of the garden amenity of the existing dwelling and is in essence backland development.

The following additional applications were considered

**APPLICATION:** P182111  
**SITE:** Townsend House, 15 Green Lane, Leominster HR68QJ  
**DESCRIPTION:** One tree In the area hatched is clearly sick due to lack of water (T1) this will need to be removed along with other trees marked T2, T3 in this area, smaller trees (under 12" diameter) and brush will also be removed to improve light and water to ensure we can save the larger old trees pine trees and Large Yew Tree in this area. There will also be some remedial surgery to the

larger pines in this area due to the branches that came down during the snow (as discussed with the tree preservation officer). A Portuguese laurel hedge will be planted along the wall to replace trees that have been removed. These will then be managed to ensure they do not take water from the other.

**COMMENT:**

Committee wishes to submit the following comments:

- The crowns to be lifted by a maximum of 4.2 metres;
- Adhering to the guidance of the Herefordshire Council Tree Officer remove all the dead wood;
- The tops of the pine trees need to be made safe;
- The Yew trees must be retained;
- The views of the Herefordshire Council Tree Officer would be fully supported by the Town Council;
- The Town Council requests that it be kept informed of progress.

**APPLICATION:** P182348

**SITE:** 17 Drapers Lane, Leominster HR6 8ND

**DESCRIPTION:** Proposed installation of a new condensing unit at building rear in the service yard.

**COMMENT:** No objection subject to the proposal meeting current noise restrictions and BS4142.

It was agreed to request an extension until 15<sup>th</sup> August 2018 to respond to Planning Applications P182023 and P182024 at Alba, Bargates, Leominster, as some concerns were expressed regarding this application and additional time was required to review the applications.

**PH45/18 DECISIONS**

Committee noted the following planning decisions made by Herefordshire Council:

**APPLICATION:** P170275

**SITE:** Land adjoining The Hop Pole, Bridge Street, Leominster

**DESCRIPTION:** Proposed terrace of 3 cottages

**COMMENT:** The following initial comments regarding the above application were agreed:

- That applications 170275, 170276 and 170277 should be submitted as a single full planning application as they all related to the same site;
- Concern was expressed regarding the lack of space to store waste and further information regarding provision was requested;
- An application to register the site as a Community Asset had been submitted in December 2016 and this should be considered during determination of the application;

- The Committee fully supports the recommendation by West Mercia Police to design out crime and/or fear of crime and to promote community safety within the scheme;
- There may be historically significant architectural features in the existing building (medieval cruck roof) which should be protected.

**DECISION:** Withdrawn

**APPLICATION:** P170277

**SITE:** Land fronting Mill Street at The Hop Pole, Bridge Street, Leominster

**DESCRIPTION:** Outline: Proposed site for housing development for up to 6 dwellings

**COMMENT:** The following initial comments regarding the above application were agreed:

- That applications 170275, 170276 and 170277 should be submitted as a single full planning application as they all related to the same site;
- Concern was expressed regarding the lack of space to store waste and further information regarding provision was requested;
- An application to register the site as a Community Asset had been submitted in December 2016 and this should be considered during determination of the application;
- The Committee fully supports the recommendation by West Mercia Police to design out crime and/or fear of crime and to promote community safety within the scheme;
- There may be historically significant architectural features in the existing building (medieval cruck roof) which should be protected.

**DECISION** Approved with conditions

**APPLICATION:** P173230

**SITE:** Listed Building Consent: Land fronting Mill Street at The Hop Pole, Bridge Street, Leominster,

**DESCRIPTION:** Proposed site for housing development Ref 170277/O

**COMMENT:** Recommend refusal for the following reasons:

- The Council wishes to reiterate its previous objections to this proposal submitted under Planning Application P170277;
- 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 P170276.

**DECISION** Approved with conditions.

**APPLICATION:** P173231  
**SITE:** Listed Building Consent: Land adjoining The Hop Pole, Bridge Street, Leominster,  
**DESCRIPTION:** Proposed terrace of 3 cottages  
**COMMENT:** As above  
**DECISION** Withdrawn

**APPLICATION:** P180198  
**SITE:** Land adjoining Glaslyn, Barons Cross Road, Leominster  
**DESCRIPTION:** Proposed erection of 4 detached dwellings with new vehicular access.  
**COMMENT:** Support this application.  
**DECISION** Approved with conditions.

**APPLICATION:** P180784  
**SITE:** Land at Glen Alva, 136A South Street, Leominster  
**DESCRIPTION:** Outline – Site for erection of a single dwelling on part of garden of Glen Alva.  
**COMMENT:** No objection.  
**DECISION** Approved with conditions.

**APPLICATION:** P181272  
**SITE:** Land at Brick House Farm, Brierley, Leominster HR6 0NT  
**DESCRIPTION:** Proposed erection of 2 semi-detached dwellings on plots 3 & 4 to replace 2 dwellings previously approved under application 179524.  
**COMMENT:** No objection  
**DECISION** Approved with conditions.

**APPLICATION:** P181436  
**SITE:** Land off Westcroft, Leominster  
**DESCRIPTION:** Non-material amendment ref 171309. Amendments to elevations and floor plans.  
**COMMENT:** Noted.  
**DECISION** Approved

**APPLICATION:** P181308  
**SITE:** 45 The Meadows, Leominster HR6 8QY  
**DESCRIPTION:** Proposed loft conversion and dormer extension to form lounge area, bathroom and bedroom.  
**COMMENT:** No objection.  
**DECISION** Approved with conditions.

**APPLICATION:** P181490  
**SITE:** Ashdown, 19 Barons Cross Road, Leominster HR6 8RL

**DESCRIPTION:** Proposed erection of studio/annexe to form ancillary accommodation.  
**COMMENT:** Recommend refusal to this application as it is considered inappropriate development within a garden.  
**DECISION** Withdrawn

**APPLICATION:** P181644  
**SITE:** The Frere House, 15 Church Street, Leominster HR6 8NE

**DESCRIPTION:** Retrospective: Various external and internal works including taking away no structural modern walls, replacing cement based plaster and other mortar with lime based products. Adding traditional oak structural supports.

**COMMENT:** No objection.  
**DECISION** Approved with conditions.

**APPLICATION:** P181649  
**SITE:** The Frere House, 15 Church Street, Leominster HR6 8NE

**DESCRIPTION:** Retrospective LBC: Various external and internal works including taking away no structural modern walls, replacing cement based plaster and other mortar with lime based products. Adding traditional oak structural supports.

**COMMENT:** No objection.  
**DECISION** Approved with conditions.

**APPLICATION:** P181772  
**SITE:** 67 Osborne Place, Leominster HR6 8BW  
**DESCRIPTION:** Proposed extension to existing dwelling.  
**COMMENT:** No objection subject to the Leominster Area Neighbourhood Plan Policy LANP20.  
**DECISION** Approved with conditions.

**APPLICATION:** P181728  
**SITE:** 5-6 Corn Square, Leominster HR6 8LR  
**DESCRIPTION:** Proposed modification of front door.  
**COMMENT:** No objection.  
**DECISION** Approved

**APPLICATION:** P182046  
**SITE:** Orchard House, 3 Presbytery Close, Leominster, Herefordshire, HR6 8QP  
**DESCRIPTION:** Proposed non-material amendment to planning permission ref 180808 (Two storey side extension and garden shed) – Please see application form for details.  
**COMMENT:** No objection provided the shed is used for residential and not business purposes and the Leominster Area Neighbourhood Plan Policy LANP20.

**DECISION** Approved with conditions.

**PH46/18 HIGHWAYS AND PARKING MATTERS**

- (a) **Corporate Objectives** – Following consideration Committee **AGREED** to submit the Committee’s corporate objectives to Full Council for including in the emerging Corporate Strategy.
- (b) **Highways & Parking Matters** – The following matter was raised:
- Update on the repairs of the barriers by the side of the dwelling by the level crossing – Negotiations were continuing with Network Rail and Balfour Beatty to agree a suitable time when no trains were running to undertake the works. The Committee agreed to support Cllr Stone’s request for this work to be undertaken as soon as possible;
  - Following on from the number of accidents on the Leominster stretch of the A49, including a recent fatality, it was agreed to request the Ward Councillors to include a request to implement a speed restriction along the A49 as part of their forthcoming meeting with Highway England. Leominster Town Council would fully support any speed restrictions along the most dangerous stretch which may help improve road safety and reduce accidents.

**PH47/18 LICENCING MATTERS**

Following consideration Committee **RESOLVED** to submit the following comments:

- That any variation must include the signing up by the premises to the Challenge 25 scheme;
- That an action plan to address potential litter issues that may be caused as a result of the variation be submitted by the applicant;
- That the premises be required to sign up as part of the HAND pubwatch scheme.

**PH48/18 LEOMINSTER AREA NEIGHBOURHOOD PLAN**

Committee noted that consultation on the Evidence Statement under regulation 16 would end on 23<sup>rd</sup> July 2018.

**PH49/18 DATE OF NEXT MEETING**

The next meeting will be held on Monday 13<sup>th</sup> August 2018 at 19:00hrs in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 6:54pm.

\_\_\_\_\_  
**CHAIR:**

\_\_\_\_\_  
**DATE:**