

# LEOMINSTER TOWN COUNCIL

## PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 4<sup>th</sup> April 2016 commencing at 19:00 hours in the Council Offices, 17 West Street, Leominster HR6 8EP.

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**MEMBERS PRESENT:** Councillors R Pendleton (Chair), Bartlett, Barton, Davies, Gibson, Lacey, Rosser, Taylor and Thomas.

**ALSO PRESENT:** Ward Cllr McCaull

**OFFICERS PRESENT:** Town Clerk.

**PH138 APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllrs Marsh (work) and Rumsey (work),

**PH139 DECLARATIONS OF INTEREST**

The following Declaration of Interest was made:

- Cllr Davies: Committee Member S&A Group, P160811 (personal)
- Cllr Lacey: Allotment Holder P160812 (personal)

**PH140 REQUESTS FOR DISPENSATIONS**

No requests for dispensation had been received.

**PH141 QUESTIONS FROM THE PUBLIC**

There were no questions raised.

**PH142 MINUTES OF PREVIOUS MEETING**

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 14<sup>th</sup> March 2016 be agreed and signed as a correct record.

**PH143 PLANNING APPLICATIONS**

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

**APPLICATION:** P160717

**SITE :** Plot 4, Brunel Road, Leominster Enterprise Park

**DESCRIPTION:** Proposed building for B1 and B8 use.

**COMMENT:** Support the application

**APPLICATION:** P160761

**SITE :** Barn adjacent Comfort House, Eaton Hill, Leominster

**DESCRIPTION:** Prior notification for a proposed change of use of an agricultural building to a dwelling house (Use Class C3) and for associated operational development. Proposed conversion of barn into two dwellings.

**COMMENT:** No objection at this stage but once a formal planning application is submitted Council requests that a site visit be arranged to enable members to visit the site.

**APPLICATION:** P160811

**SITE :** Brierley Court Hop Farm, Brierley Lane, Leominster HR6 0NU

**DESCRIPTION:** Proposed demolition of two agricultural buildings and the erection of eight detached dwelling houses with new vehicular access to the highway, the diversion of a Public Right of Way and the installation of traffic calming measures at agreed points on the Public Highway to the east and west of Brierley Village. Pursuant to the making of a Traffic Regulation Order, reducing the speed limit from the national limit to 30mph

**COMMENT:** No objection subject to the following conditions:

- Details of the proposed diversion of the public footpath be submitted to the Town Council for consideration and comment;
- That speed humps do not form part of the traffic calming measures due to the potential impact they have on emergency vehicle access and egress.

**APPLICATION:** P160812

**SITE :** Land at West Winds, Cholstrey Rd, Leominster HR6 8RT

**DESCRIPTION:** Outline – Proposed 25 dwellings with garages and car spaces

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

- The application contains incorrect information regarding the number of dwellings proposed;
- The development of this site, which is not within the built up area of Leominster, has not been identified in the Neighbourhood Development Plan and will exacerbate air pollution levels at Bargates. Accordingly the proposal is contrary to the provisions of Policy L01 of Herefordshire Local Plan – Core Strategy
- The proposed access onto Cholstrey Road is considered dangerous and would create a significant traffic hazard;
- The proposal goes against Policy LD3 of the adopted Herefordshire Core Strategy which requires the retention of existing Green Infrastructure corridors and linkages;
- The proposal is sited directly in the Green Corridor as designated by both the Adopted Core Strategy and the emerging Leominster Area Neighbourhood Plan;
- The proposal goes against Policy LANP 10 of the emerging Leominster Area Neighbourhood Plan, currently at Regulation 16 Stage;

- The proposal goes against Policy LANP 11 of the emerging Leominster Area Neighbourhood Plan, currently at Regulation 16 Stage;
- The Leominster Area Neighbourhood Plan supports the adopted Herefordshire Core Strategy especially with regard to the protection of the Green Infrastructure Corridor.

Leominster Town Council also wishes to support the decision of the Herefordshire Planning Committee which refused planning application P150053 on this site.

**APPLICATION:** P160840  
**SITE :** Home Farm, Hennor, Leominster HR6 0QR  
**DESCRIPTION:** Proposed agricultural building for hay, straw and machinery.  
**COMMENT:** No objection

#### PH144 DECISIONS

(a) The following decisions made by Herefordshire Council were **NOTED:**  
*Grants/Approvals*

**APPLICATION:** P160160  
**SITE:** Unit 34b, Southern Avenue, Leominster HR6 0QF  
**DESCRIPTION:** Proposed one bay extension for storage purposes  
**COMMENT:** Support the application.  
**DECISION:** Approved

**APPLICATION:** P160228  
**SITE :** Agricultural building at Field 5251, north east of A44 and A49 Roundabout Leominster, Herefordshire  
**DESCRIPTION:** Notification of prior approval for a change of use of an agricultural building to a dwelling house (Use Class C3) and for associated operational development.  
**COMMENT:** Recommend Refusal  
**DECISION:** Planning permission required

**APPLICATION:** P160312  
**SITE :** Lugg View, Mill Street, Leominster HR6 8EG  
**DESCRIPTION:** Proposed variation of condition 2 of planning permission 151692 – amended to the approved plans to allow repositioning of solar panels and increased ridge height of new barn.  
**COMMENT:** No objection  
**DECISION:** Approved with Conditions

*Refused*

**APPLICATION:** P150053  
**SITE:** Land at, and West of West Winds, Cholstrey Road, Leominster, Herefordshire

**DESCRIPTION:** Outline: Proposed 25 dwellings with garages and car spaces.

**COMMENT:** Recommend Refusal

**DECISION:** Refused

**APPLICATION:** P160229

**SITE:** 6a South Street, Leominster HR6 8JB

**DESCRIPTION:** Notification for a proposed change of use of a building from Class A2 to a dwelling house (Class C3) under Class M(a) only.

**COMMENT:** No objection

**DECISION:** Prior approval refused

*Appeal*

**APPLICATION:** P152174

**SITE:** Rosemundy, Widgeon Hill Barns, Hamnish, Leominster HR6 0QN

**DESCRIPTION:** Proposed conservatory.

**COMMENT:** No Objection

- (b) **CIL Preliminary Draft Charging Schedule** – Committee **NOTED** that Herefordshire Council had developed a revised preliminary draft charging schedule (PDCS). A 6 week public consultation will finish on Thursday 28<sup>th</sup> April 2016.

Following consideration Committee **RESOLVED** to submit the following initial response:

- The Town Council has concerns that the draft CIL charges assumes that the proposed Leominster southern link road, which will service the Leominster Southern Urban Extension (SUE), will be funded by the development as there is no formal funding allocation contained in the proposals;
- There is an assumption that the additional infrastructure required to service the SUE will be funded by the development. This includes the provision of a new school, open spaces, leisure facilities and other community infrastructure;
- The Town Council has concerns that there is no flexibility within the draft CIL to ensure that the required infrastructure will be delivered by the SUE development;
- Details regarding the provision of the required infrastructure when the SUE is developed should be included in the final adopted CIL policy in addition to how that funding will be raised;
- A mechanism needs to be included in the allocation of CIL to allow local communities to access CIL funding if planned infrastructure is altered, changed or not delivered. This will enable communities to try to mitigate against a potential shortfall to reduce the potential impact of any infrastructure shortfall.

#### **PH145 NEIGHBOURHOOD PLAN**

Committee **NOTED** that a Steering Group meeting to discuss the Leominster Area Neighbourhood Plan (LANP) had been held prior to the

Planning & Highways Committee meeting. Herefordshire Council had concluded that the LANP did not meet the basic conditions of the adopted Herefordshire core Strategy and should therefore not progress to examination followed by a referendum.

Following discussion it was **RESOLVED**:

- That a meeting be organised with the Forward Planning Team at Herefordshire Council and members of the Town Council and LANP Steering Group to discuss options available to address the objections raised following the Regulation 16 consultation;
- That confirmation regarding the perceived non-conformity between the Herefordshire Core Strategy and the LANP be addressed especially with regard to Policies LANP 1 and 2 with a view to negotiating an acceptable rewording of the policies to ensure General Conformity with the Basic Conditions;
- That both parties work together to negotiate the required changes without the need to go out to a second consultation;
- That the minor alterations suggested be addressed as part of the overall discussions.

#### **PH146 HIGHWAYS**

- (a) **Local Transport Initiatives** – Committee considered the request to support the retention of the 490 bus service from Leominster to Ludlow. It was noted that Orleton Parish Council had already allocated a sum of £2,000 towards the retention of the service.

Following discussion Committee **RESOLVED** to allocate a sum of up to £2,000 to help subsidise the 490 bus service for the 2016/17 financial year subject to confirmation that the service would continue to operate.

#### **PH147 THE HUM**

Committee **NOTED** that no further update was available. A meeting still needed to be arranged with BPI and Herefordshire Council.

#### **PH148 DATE OF NEXT MEETING**

Committee **NOTED** that the next meeting would be held on Monday 18<sup>th</sup> April 2016 at 18:00hrs in the Council Chamber, 17 West Street, Leominster HR6 8EP.

There being no other business the meeting closed at 8:04pm.

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**CHAIR:**

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**DATE:**