



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Wednesday 31st May 2017

To: All Members of the Planning & Highways Committee:
Councillors Thomas (Chair), Rosser (Vice-Chair), Bartlett, Barton, Davies,
Freedland, J Herschy, A Pendleton, R Pendleton, Preece and Rumsey.
(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 5th June 2017** 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. REQUESTS FOR DISPENSATIONS**
To consider requests for dispensations (must be notified in writing).
- 4. QUESTIONS FROM THE PUBLIC (maximum 15 minutes)**
To receive questions and statements from members of the public as provided for in Standing Orders.
- 5. MINUTES OF PREVIOUS MEETING**
To receive and approve as a correct record the minutes of the Planning & Highways Committee meeting held on 22nd May 2017.
- 6. THE LEOMINSTER HUM**
To receive a verbal update.



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7. PLANNING APPLICATIONS

The following applications have been received from the Planning Authority and require comment:

APPLICATION: P171574
SITE: 44 and 44a Etnam Street, Leominster, HR6 8AQ
DESCRIPTION: Number 44 – Change of use from commercial offices to a residential dwelling on 1st and 2nd floor and loft space with internal modifications. Number 44a – refurbishment of ground floor residential flat. Works to include demolition of outhouse to accommodate staircase from the upstairs balcony, replacement windows/doors to both properties. Possible vehicular access from adjacent property to rear.

LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=171574&search=171574

APPLICATION: P171575
SITE: 44 and 44a Etnam Street, Leominster, HR6 8AQ
DESCRIPTION: Listed Building Consent: Number 44 – Change of use from commercial offices to a residential dwelling on 1st and 2nd floor and loft space with internal modifications. Number 44a – refurbishment of ground floor residential flat. Works to include demolition of outhouse to accommodate staircase from the upstairs balcony, replacement windows/doors to both properties. Possible vehicular access from adjacent property to rear.

LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=171575&search=171575

APPLICATION: P171592
SITE: Petrol Filling Station, Morrisons Supermarket, Barons Cross Road, Leominster, Herefordshire, HR6 8RG
DESCRIPTION: Variation of condition 2 following grant of planning permission (163078) position of entrance doors moved with new glazing layout and the addition of an ATM.

LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=171592&search=171592

APPLICATION: P171638
SITE: Land at Westfield Farm, Cobnash, Kingsland
DESCRIPTION: Proposed Funeral Directors

LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=171638&search=171638



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APPLICATION: P171709
SITE: 12 Millers Close, Leominster, HR6 8BP
DESCRIPTION: Proposed garage
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=171709&search=171709

8. DECISIONS

To note the following decisions made by Herefordshire Council:

APPLICATION: P171248
SITE: 1 Dishley Court, Newtown, Leominster, Herefordshire
HR6 8QD
DESCRIPTION: Amendments to 161550/L - Single storey rear extension
- replace aluminium fascia and soffit and replace with
painted timber.
COMMENT: No objection.
DECISION: Approved

9. HIGHWAYS AND PARKING MATTERS

To receive a verbal update on the progress of outstanding highway and parking matters.

10. DATE OF NEXT MEETING

The next meeting will be held on Monday 19th June 2017 at **19:00hrs** in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

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PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 22nd May 2017 commencing at 18:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

MEMBERS PRESENT: Councillors Bartlett, Barton, Davies, A Pendleton, R Pendleton, Rosser, Rumsey and Thomas.

ALSO PRESENT: Ward Cllr Stone.

OFFICERS PRESENT: Town Clerk.

PH01/17 ELECTION OF CHAIR

Nominations were invited for the position of Chair of the Committee.

Cllr Thomas was proposed by Cllr A Pendleton and seconded by Cllr Barton. There being no other nominations, Cllr Thomas was formally elected Chair of the Planning & Highways Committee.

PH02/17 ELECTION OF VICE CHAIR

Nominations were invited for the position of Vice-Chair of the Committee.

Cllr Rosser was proposed by Cllr Davies and seconded by Cllr Barton. There being no other nominations, Cllr Rosser was formally elected Vice-Chair of the Planning & Highways Committee.

PH03/17 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr Freedland, Herschy and Preece.

PH04/17 DECLARATIONS OF INTEREST

The following Declaration of Interest was made:

- Cllr Rosser: P171451 (employee)

PH05/17 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH06/17 QUESTIONS FROM THE PUBLIC

There were no members of the public in attendance. No matters were raised.

PH07/17 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 8th May 2017 be agreed and signed as a correct record.

PH08/17 THE LEOMINSTER HUM

There was no further update available. A meeting with BPI was scheduled to take place on Friday 9th June 2017.

PH09/17 PLANNING APPLICATIONS

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

APPLICATION: P164109
SITE: 45a to 47 West Street, Leominster, HR6 8EP
DESCRIPTION: Redevelopment of existing site for a mixed use of residential and commercial.
COMMENT: No objection

APPLICATION: P171451
SITE: Morrisons Supermarket, Leominster, HR6 8RH
DESCRIPTION: Rebranding external signwork.
COMMENT: No objection

APPLICATION: P171552
SITE: The Gables, 138 South Street, Leominster, HR6 8JN
DESCRIPTION: Works to Lime Tree
COMMENT: No objection subject to the views of the Parish Tree Warden.

APPLICATION: P171599
SITE: Land of Ebnall Close, Leominster, Herefordshire
DESCRIPTION: Removal of Condition 7 of permission 141006/F (construction of 4 self contained units) re surface water connection.
COMMENT: No objection

APPLICATION: P171601
SITE: 8 School Lane, Leominster, Herefordshire, HR6 8AA
DESCRIPTION: Proposed conversion of upper floors into self contained flat.
COMMENT: No objection

APPLICATION: P171697
SITE: 8 School Lane, Leominster, Herefordshire, HR6 8AA
DESCRIPTION: Proposed conversion of upper floors into self contained flat.
COMMENT: No objection

PH10/17 DECISIONS

The following grants and refusals were noted:

APPLICATION: P170919
SITE: Sundale, Newlands Drive, Leominster, Herefordshire, HR6 8PR

DESCRIPTION: Proposed rear extension to form utility room with conservatory.
COMMENT: No objection.
DECISION: Approved with conditions

APPLICATION: P170996
SITE: Broadward Hall, Hereford Road, Leominster, Herefordshire, HR6 8QG
DESCRIPTION: Proposed steel portal framed building extension, making off an existing cattle stock building.
COMMENT: No objection.
DECISION: Approved

APPLICATION: P170930
SITE: Morrisons Supermarket, Leominster, Herefordshire, HR6 8RH
DESCRIPTION: Glazed entrance lobby extension to existing supermarket.
COMMENT: No objection.
DECISION: Approved.

APPLICATION: P170795
SITE: Rowan House, 13 Danesfield Drive, Leominster, Herefordshire, HR6 8HW
DESCRIPTION: Proposed domestic single storey side and rear extension and associated alterations.
COMMENT: No objection.
DECISION: Approved with conditions

APPLICATION: P170654
SITE: 103 Bargates, Leominster, Herefordshire, HR6 8QS
DESCRIPTION: Proposed rear extension.
COMMENT: No objection.
DECISION: Approved with conditions.

APPLICATION: P170595
SITE: The Lilacs, Laundry Lane, Leominster, HR6 8JT
DESCRIPTION: Removal of condition 3 (DCNC2006/2898/F) creation of an ancillary annexe. Remove condition in order to separate into two properties.
COMMENT: Insufficient information had been provided to enable an informed comment to be made. It was agreed to defer this item until additional information had been provided.
DECISION: Approved

APPLICATION: P170524
SITE: Land at Brick House Farm, Brierley, Leominster, Herefordshire, HR6 0NT
DESCRIPTION: Approval of Reserved Matters for access, layout, landscaping, scale and appearance (P160553/0).

COMMENT: No objection in principle but it was noted that the proposed drive which is proposed to be 3.6 metres wide was not wide enough to enable two cars to pass by each other and was therefore too narrow.

DECISION: Approved with conditions.

APPLICATION: P163445

SITE: Land at Eaton Hill, Leominster, Herefordshire, HR6 0DG.

DESCRIPTION: Proposed dwelling.

COMMENT: No objection

DECISION: Approved with conditions

PH11/17 LEOMINSTER AREA NEIGHBOURHOOD PLAN

Committee noted that the revised maps were still awaited. Final amendments would be drawn up in the next three weeks prior to a final public consultation being held.

PH12/17 HIGHWAYS AND PARKING MATTERS

No matters were raised.

PH13/17 DATE OF NEXT MEETING

Committee noted that its next meeting would be held on Monday 5th June 2017 at **19:00hrs** in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business, the meeting closed at 6:26pm.

CHAIR:

DATE: