



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 12th September 2017

To: All Members of the Planning & Highways Committee:
Councillors Thomas (Chair), Rosser (Vice-Chair), Bartlett, Barton, Davies,
Freedland, J Herschy, R Pendleton, Preece and Rumsey. (One Vacancy)
(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 18th September 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. 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. QUESTIONS FROM THE PUBLIC (maximum 15 minutes)**
To receive questions and statements from members of the public as provided for in Standing Orders.



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5. MINUTES OF PREVIOUS MEETING

To receive and approve as a correct record the minutes of the Planning & Highways Committee meeting held on 4th September 2017.

6. THE LEOMINSTER HUM

To receive an update if available.

7. PLANNING APPLICATIONS

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

APPLICATION: P172499
SITE: Land off Ebnal Close, , Leominster,
DESCRIPTION: Proposed construction of 4 self contained flats with associated parking and gardens
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=172499&search=172499

APPLICATION: P172745
SITE: 43 Westcroft, Leominster HR6 8HF
DESCRIPTION: Proposed two storey extension.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=172745&search=172745

APPLICATION: P172845
SITE: Stag Batch House, Monkland Rd, Leominster HR6 9DA
DESCRIPTION: Proposed erection of two table chicken buildings and associated works.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=172845&search=172845

APPLICATION: P172893
SITE: 134 The Meadows, Leominster, HR6 8RE
DESCRIPTION: Proposed single storey kitchen and dining room extension.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=172893&search=172893

APPLICATION: P173006
SITE: 2a Caswell Crescent, Leominster, HR6 8BE
DESCRIPTION: Proposed detached annexe ancillary to the main dwelling for accommodation for an elderly parent.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=173006&search=173006



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- APPLICATION:** P173013
SITE: Barn at Ivingtonbury, Ivington, Leominster, HR6 0JH
DESCRIPTION: Conversion of outbuilding into residential accommodation (2no. – part retrospective)
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=173013&search=173013
- APPLICATION:** P173014
SITE: Barn at Ivingtonbury, Ivington, Leominster, HR6 0JH
DESCRIPTION: Listed Building Consent: Conversion of outbuilding into residential accommodation (2no. – part retrospective)
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=173014&search=173014
- APPLICATION:** P173082
SITE: Land at Parkgate, Ivington, Leominster, HR6 0JX
DESCRIPTION: Proposed erection of an agricultural workers' dwelling (part retrospective)
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=173082&search=173082
- 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
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=173230&search=173230
- APPLICATION:** P173231
SITE: Listed Building Consent: Land adjoining The Hop Pole, Bridge Street, Leominster,
DESCRIPTION: Proposed terrace of 3 cottages
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=173231&search=173231
- APPLICATION:** P173232
SITE: Listed Building Consent: Land at The Hop Pole, Bridge Street, Leominster,
DESCRIPTION: Proposed conversion of public house into 3 self contained residential units
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=173232&search=173232



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APPLICATION: P173252
SITE: 6 Barons Cross Road, Leominster HR6 8RS
DESCRIPTION: Proposed single storey rear extension
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=173252&search=173252

8. DECISIONS

To note the following decisions made by Herefordshire Council:

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.

COMMENT: Committee agreed that there was not enough clear information available to enable it to submit an informed comment. It was recommended that the applicant be requested to submit improved plans to clarify how the side access and front of the building would function. The views of the Conservation officer were also requested.

DECISION: Approved with conditions

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.

COMMENT: Committee agreed that there was not enough clear information available to enable it to submit an informed comment. It was recommended that the applicant be requested to submit improved plans to clarify how the side access and front of the building would function. The views of the Conservation officer were also requested.

DECISION: Approved with conditions



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APPLICATION: P171851
SITE: 6 Rainbow Street, Leominster, HR6 8DQ
DESCRIPTION: Proposed exterior works: To repair to windows and damaged masonry, to repair and replace damaged pipes and painting of walls, windows and doors.
COMMENT: No objection
DECISION: Approved with conditions

APPLICATION: P172677
SITE: 14 Church Street, Leominster, Herefordshire, HR6 8NQ
DESCRIPTION: Works to willow and holly tree.
COMMENT: No objection subject to the views of the local Tree Warden and Tree Officer.
DECISION: Approved with conditions

APPLICATION: P163735
SITE: 2 Burgess Gardens, Burgess Street, Leominster, Herefordshire, HR6 8DG
DESCRIPTION: (Retrospective) Timber framed side extension.
COMMENT: No comment was agreed as there was insufficient detail provided of the work carried out.
DECISION: Approved with conditions

APPLICATION: P172551
SITE: Crabtree Cottage, Hyde Ash, Leominster, Herefordshire HR6 0JR
DESCRIPTION: Proposed conversion of building into ancillary living accommodation.
COMMENT: No objection
DECISION: Approved with conditions

9. PLANNING, HIGHWAYS AND PARKING MATTERS

- (a) **Traffic Regulation Order Requests** – An update on the various Traffic Regulation Order requests will be provided.
- (b) **Highway Matters** – To receive an update on the development of the agreed resolution. [Minute PH66/17(d)]

10. LEOMINSTER AREA NEIGHBOURHOOD PLAN

To receive a verbal update on the progress of this document.

11. DATE OF NEXT MEETING

It is requested that the next meeting be held on Monday 2nd October 2017 at **19:00hrs** in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 4th September 2017 commencing at 19:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

MEMBERS PRESENT: Councillors Thomas (Chair), Bartlett, Barton, Davies, Freedland, Herschy, R Pendleton, Preece, Rosser and Rumsey.

ALSO PRESENT: One member of the public.

OFFICER PRESENT: Town Clerk.

PH58/17 APOLOGIES FOR ABSENCE

All Committee members were present.

PH59/17 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH60/17 HEREFORDSHIRE COUNCIL MEMBER DISPENSATIONS

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.

PH61/17 QUESTIONS FROM THE PUBLIC

There was one member of the public in attendance. The following matter was raised:

Development at Croft Business Park

Committee received representations from a resident of Silurian Close, Leominster, regarding the development at Croft Business Park, Leominster. Planning Application P162594 has been considered and refused in 2016 by Herefordshire Council. However, works had continued and tenants were now occupying the offices.

Windows, which should have been opaque to reduce overlooking and maintain privacy, remain clear, resulting in a complete loss of privacy for residents of Silurian Close and significant overlooking issues.

Security lighting shines directly into dwellings creating both a nuisance and invasion of private space.

It appears that no action has been taken by Herefordshire Council to enforce the previous permissions granted on this site and ensure that no works were carried out following the refusal of planning permission.

Committee **RESOLVED** to:

- Formally establish what action Herefordshire Council had taken to date regarding the enforcement of planning permissions;
- What action Herefordshire Council had taken to date to ensure that no works outlined in P162594 were undertaken;
- Establish from Herefordshire Council why no action had been taken against the developer if the development had not adhered to planning permissions granted;
- Request that the Enforcement Officer attend a meeting of the Planning & Highways Committee to explain what actions, if any, had been taken to address the issues highlighted and to protect the quality of life for local residents.

PH62/17 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 14th August 2017 be agreed and signed as a correct record.

Committee noted that with regard to P172677 the Tree Wardens had been unable to access the property to inspect the trees. However, the application had now been decided and permission had been granted for works to proceed.

PH63/17 THE LEOMINSTER HUM

The following update was **NOTED**:

- There had been a substantial amount of works carried out during the shutdown. The loud compressor/vacuum pump room has been acoustically insulated and the compressor (LDA) had been fitted with acoustic attenuator/baffles;
- The high level cowling and ductwork had been removed and a new attenuated cowling was currently being installed. This meant that noise at present would be worse at present;
- The low level fan still needed to be attenuated;
- Once all the works had been completed RPS would conduct a further noise survey.

PH64/17 PLANNING APPLICATIONS

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

APPLICATION: P172532
SITE: Shops, 1-3 Castlefields, , Leominster, HR6 8BG
DESCRIPTION: Proposed extension to Castlefield Stores.
COMMENT: Request an extension to the consultation time as there was concern that this was a retrospective application and the plans provided were of extremely poor quality

and very hard to read. Clearer plans would be requested. The Town Council had previously objected to a similar application at this site.

ADDITIONAL COMMENT:

Recommend Refusal for the following reasons:

- Council wishes to reiterate its previous objections to planning applications related to this site;
- The proposal constituted inappropriate development in a residential area;
- The plans submitted were of poor quality and lacked detail;
- There was a potential overlooking issue with the proposal;
- The elevations of the proposal needed to be defined;
- The proposal was too close to neighbouring properties;
- Concern was expressed regarding the fire rating of the proposed wall to be constructed.

APPLICATION: P172634

SITE: The White House, 94 Bridge Street, Leominster HR6 8DZ

DESCRIPTION: Removal of side extension to the north and construction of a two storey replacement. The removal of rear extension and replacement with a two storey and a single storey flat roof extension.

COMMENT: No objection

APPLICATION: P170818

SITE: 29-31 West Street, Leominster, HR6 8EP

DESCRIPTION: Proposed conversion of attic into self-contained flat.

COMMENT: No objection although concern was expressed regarding storage facilities for refuse/waste.

APPLICATION: P170859

SITE: Land at Laundry Lane, Leominster, Herefordshire

DESCRIPTION: Variation of condition 2 of planning permission 140665 for change of site plan with tenure mix.

COMMENT: No objection

PH65/17 DECISIONS

The following approvals were noted:

APPLICATION: P170898

SITE: Workshop, Long Acre, Ebnall, Leominster, Herefordshire HR6 9AL.

DESCRIPTION: Proposed change of use of B8 commercial yard to B2, demolition of vehicle repair shop. Erection of a new workshop building and office, with associated landscaping and advertising.

COMMENT: Recommend refusal to this application on the following grounds:

- There is concern that the proposal could create a noise and nuisance issue;
- The proposal for change of use will potentially impinge on the amenity of neighbouring residents;
- The proposal does not include a Noise Management Plan which is essential prior to any decision being taken.

DECISION: Approved with conditions

APPLICATION: P171833

SITE: 24 Broad Street, Leominster, HR6 8BS

DESCRIPTION: Demolish and rebuild Victorian annex to rear of property. Installation of underfloor heating to rear ground floor room and other works detailed within the specification (Retrospective)

COMMENT: No objection subject to the views of the Conservation Officer.

DECISION: Approved with conditions

APPLICATION: P172219

SITE: 24 Broad Street, Leominster, HR6 8BS

DESCRIPTION: Listed Building Consent: Demolish and rebuild Victorian annex to rear of property. Installation of underfloor heating to rear ground floor room and other works detailed within the specification (Retrospective)

COMMENT: No objection subject to the views of the Conservation Officer.

DECISION: Approved with conditions

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.

COMMENT: Committee agreed that there was not enough clear information available to enable it to submit an informed comment. It was recommended that the applicant be requested to submit improved plans to clarify how the side access and front of the building would function. The views of the Conservation officer were also requested.

DECISION: Approved with conditions

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.

COMMENT: Committee agreed that there was not enough clear information available to enable it to submit an informed comment. It was recommended that the applicant be requested to submit improved plans to clarify how the side access and front of the building would function. The views of the Conservation officer were also requested.

DECISION: Approved with conditions

APPLICATION: P172039
SITE: Green Cottage, Upper Ivington, Leominster, HR6 0JN
DESCRIPTION: Proposed alterations and extensions
COMMENT: No objection.
DECISION: Approved

PH66/17 PLANNING, HIGHWAYS AND PARKING MATTERS

- (a) **Minerals and Waste Local Plan (MWLP) – Issues and Options Consultation** – Committee noted that the Minerals and Waste Local Plan Issues and Options paper was being consulted upon until Friday 6 October 2017. It was agreed not to submit comments.
- (b) **Meeting with Developer** – Committee received a verbal update following the site meeting regarding a potential residential development in Leominster. Initial proposals were for up to 200 dwellings with a further ten acres potentially available if required. A further proposal for an additional 100 dwellings had been shelved for the time being.

Initial provision for a community centre and possible doctors surgery had been included and if a further ten acres was developed then a site for a primary school could also be made available.

Committee noted that there would be significant issues regarding traffic and pollution at Bargates junction if development of up to 1,000 additional dwellings were constructed in this part of Leominster is a bypass was not provided.

- (c) **Traffic Regulation Orders** – Committee noted that the request to create a 30mph zone along Ginhall Lane was listed at 107 out of 110 due to its environment.

A meeting regarding other requests was being held with Herefordshire Council on 12th September 2017 and it was suggested that all the recent traffic survey information and statistics be collated to begin the development of a comprehensive traffic management study of Leominster.

- (d) **Highway Matters** – Committee noted the response received from Jesse Norman MP regarding plans to improve the poor state of the highways in Herefordshire.

Following discussion it was **RESOLVED**:

- That a review be undertaken to identify all the available funding for highway improvements;
- That a draft scheme for a new southern bypass for Leominster be drawn up and submitted to Jesse Norman MP for consideration and submission to Central Government for inclusion into a new roads programme.

PH67/17 LEOMINSTER AREA NEIGHBOURHOOD PLAN

Committee noted that the document had had to be further amended following draft proposals received and that a full consultation would be carried out as soon as possible. Numbers relating to development undertaken to date and permissions granted were still awaited from Herefordshire Council.

Committee **NOTED** that the Bell Inn, Leominster had been formally registered as an Asset of Community Value by Herefordshire Council.

PH68/17 DATE OF NEXT MEETING

Committee **NOTED** that the next meeting would be held on Monday 18th September 2017 at 19:00hrs in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 8:10pm.

CHAIR:

DATE: