



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 13th August 2019

To: All Members of the Planning & Highways Committee:
Councillors Rosser (Chair), Williams (Vice-Chair), Herschy, Preece, Rumsey
and Thomas.
(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 19th August 2019** commencing at **18:00 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. **MINUTES OF PREVIOUS MEETING**
To receive and approve as a correct record the minutes of the Planning & Highways Committee meeting held on 5th August 2019.
 7. **PLANNING**
- (a) **Planning applications** – The following applications have been received from the Planning Authority and require comment:

APPLICATION: P192796
SITE: Westwinds, Cholstrey Road, Leominster, HR6 8RT
DESCRIPTION: Application for approval of reserved matters following outline approval 160812/O. For 23 dwellings.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=192796&search=192796

APPLICATION: P183858
SITE: 29-31 South Street, Leominster, Herefordshire
DESCRIPTION: Proposed conversion and change of use of No. 29 South Street from retail unit to single residential apartment. Alterations to commercial unit at No. 31.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=183858&search=183858

APPLICATION: P192548
SITE: Land adjacent to Grovella, Green Lane, Leominster, Herefordshire, HR6 8QW
DESCRIPTION: Erection of a pair of semi-detached dwellings.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=192548&search=192548

APPLICATION: P192736
SITE: 12-16 High Street, Leominster, Herefordshire, HR6 8LZ
DESCRIPTION: Proposed HVAC system to be installed to existing Savers retail unit. 2 no. Toshiba A/C cassettes to be installed to sales floor ceiling, and 2 no. HVAC units to be installed at rear of unit.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=192736&search=192736



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APPLICATION: P192675
SITE: Upper House Farm, Upper Ivington, Leominster HR6 0JN
DESCRIPTION: Application for prior notification of a proposed extension to an existing concrete yard.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=192675&search=192675

8. DECISIONS

To note the following planning decisions that have been received from Herefordshire Council:

APPLICATION: P181511
SITE: Land at Westbury House, Ryelands Road, Leominster, HR6 8NZ
DESCRIPTION: Proposed town centre garden mews house to enhance the setting of a listed building.
COMMENT: Recommend refusal to this application as it is within the Conservation Area, will be detrimental to the existing dwelling, is considered over-development of the site, is inappropriate development within a garden and will be detrimental to the local environment.
DECISION Approved with Conditions

APPLICATION: P192141
SITE: The Cedars - 3 Minera Gardens, Hereford Terrace, Leominster, Herefordshire, HR6 8N
DESCRIPTION: Retrospective application for car port.
COMMENT: No objection
DECISION Approved

APPLICATION: P192282
SITE: 1 The Meadows, Leominster, Herefordshire HR6 8QY
DESCRIPTION: Proposed extension
COMMENT: No objection
DECISION Approved with Conditions

9. HIGHWAYS AND PARKING MATTERS

(a) **Changes to Bus Services in Leominster** – To consider the proposed changes to various services in Leominster. Clarification is currently being sought on the process undertaken by Herefordshire Council.

(b) **Highway & Parking Matters** – To consider any parking and highway issues relating to the Parish of Leominster.



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- (c) **The Hum** – To note that the annual catch-up meeting between the Town Council, BPI and Herefordshire Council has not yet been arranged.
10. **LICENCING MATTERS**
Please see resubmitted application attached.
11. **DATE OF NEXT MEETING**
The next meeting will be held on Monday 9th September 2019 in the Council Offices, 11 Corn Square, Leominster, HR6 8YP commencing at 7:00pm.

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PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 5th August 2019 commencing at 18:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

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

OFFICER PRESENT: Town Clerk.

PH36/19 APOLOGIES FOR ABSENCE

There were no apologies received.

PH37/19 DECLARATIONS OF INTEREST

The following Declarations of Interest was made:

- Cllr Herschy: LARC Trustee.

PH38/19 HEREFORDSHIRE COUNCIL MEMBERS

There were no Herefordshire Councillors present sitting on the Committee.

PH39/19 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH40/19 QUESTIONS FROM THE PUBLIC

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

PH41/19 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 8th July 2019 be agreed and signed as a correct record.

It was agreed to ask for clarification from the Planning Authority as to why so many of the comments submitted by the Committee appeared not to have been taken into consideration.

PH42/19 PLANNING

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

APPLICATION: P192449

SITE: Cherries, 24 Osborne Place, Leominster HR6 8BW

DESCRIPTION: Proposed single storey extension which extend beyond the rear wall of the dwelling by 3.5 metres. The maximum height of the enlarged part of the

COMMENT: dwellinghouse is 3.3 metres and the height of the eaves of the enlarged part of the dwellinghouse is 3 metres. No objection. Request clarification as to whether this development required planning permission.

APPLICATION: P192078
SITE: Land adjacent right bank of the River Lugg Bypass Channel Leominster, Herefordshire.
DESCRIPTION: Proposed Flood Risk Management Strategy, will protect up to 251 properties from flooding, by raising the existing railway embankment over a length of 800m of the right bank of the River Lugg Bypass Channel from SO 49232 59963 (B4361, Bridge Street) to SO 49998 59710 (Railway Bridge). Approximately 100m of the embankment will be retained by a concrete flood wall to account for the constrained width of the river bank. A flood wall up to 20m in length, will tie-in the raised defences to the Network Rail Bridge.

COMMENT: No objection.

APPLICATION: P192342
SITE: Ivington Mill, Ivington, Leominster, HR6 0JH
DESCRIPTION: Replacement garage/car port.
COMMENT: No objection.

APPLICATION: P192407
SITE: 18 Burgess Street, Leominster, HR6 8DE
DESCRIPTION: Change of use of ground floor former commercial unit to form 4 no. residential apartments, with alterations to the Burgess Street elevation (part retrospective).

COMMENT: Recommend refusal for the following reasons:

- The application did not clarify whether this would be an HMO residence (Home in Multiple Occupation);
- The provision of one kitchen between at least four double room occupants was considered to be inadequate;
- There was inadequate provision for a suitable fire escape route for future residents;
- The living space was considered too small and inadequate for the basic needs of future residents;
- No provision has been included for the storage and collection of waste;
- There appears to be inadequate provision for the basic needs of future residents, including a suitable heating system, which suggests that the design proposed is not fit for purpose;
- Council fully supported the objections submitted by Environmental Health Officer;

- The proposal would result in the loss of a commercial unit close to the town centre and was against the current LANP policy.

PH43/19 DECISIONS

Committee noted the following planning decisions by Herefordshire Council:

APPLICATION: P190558
SITE: 8 West Street, Leominster, Herefordshire, HR6 8ES
DESCRIPTION: Change of use from A1 to A5 take away shop.
COMMENT: No objection.
DECISION Approved with Conditions

APPLICATION: P190675
SITE: Land behind 13-15 Drapers Lane, Leominster.
DESCRIPTION: Proposed one bedroomed residential unit.
COMMENT: Recommend Refusal to this application. Committee **RESOLVED** to recommend that applications 190674, 190675 and 190678 be submitted as a single application as each proposal would have a significant impact on a listed building. Applications 190677 and 190680 for Listed Building Consent should also be a single application.
DECISION Approved with Conditions

APPLICATION: P190677
SITE: Land behind 13-15 Drapers Lane, Leominster.
DESCRIPTION: Listed Building Consent: Proposed one bedroomed residential unit.
COMMENT: Recommend Refusal to this application. Committee **RESOLVED** to recommend that applications 190674, 190675 and 190678 be submitted as a single application as each proposal would have a significant impact on a listed building. Applications 190677 and 190680 for Listed Building Consent should also be a single application.
DECISION Approved with Conditions

APPLICATION: P190680
SITE: 13-15 Drapers Lane, Leominster, Herefordshire.
DESCRIPTION: Listed Building Consent: Proposed conversion of second floor into self-contained flat.
COMMENT: Recommend Refusal to this application. Committee **RESOLVED** to recommend that applications 190674, 190675 and 190678 be submitted as a single application as each proposal would have a significant impact on a listed building. Applications 190677 and 190680 for Listed Building Consent should also be a single application.

- DECISION** Approved with Conditions
- APPLICATION:** P191419
SITE: 47 Bargates, Leominster, HR6 8EY
DESCRIPTION: Retrospective proposal for demolition and renovation of existing rear extension.
COMMENT: No objection.
DECISION Approved with Conditions
- APPLICATION:** P191420
SITE: 47 Bargates, Leominster, HR6 8EY
DESCRIPTION: Listed Building Consent: Retrospective proposal for demolition and renovation of existing rear extension.
COMMENT: No objection.
DECISION Approved with Conditions
- 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.
DECISION Trees in Conservation Area – Works can proceed
- APPLICATION:** P190952/190953
SITE: Ivington Park, Ivington, Leominster, HR6 0J
DESCRIPTION: Proposed two storey extension linking the main house and adjacent outbuilding to the east (east range). Alterations to main house. Alterations to the east range including removal of external steps. Alterations to outbuilding to the west (west range).
COMMENT: No objection provided that the materials used were in keeping and compatible with existing materials, the works to be undertaken adhered to Listed Building regulations and that the comments submitted by PROW be taken into consideration.
DECISION Approved with Conditions
- 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.
DECISION Approved with Conditions
- APPLICATION:** P191893
SITE: 14 School Lane, Leominster, HR6 8AA
DESCRIPTION: Change of use from residential flat back into a retail unit (retrospective).

COMMENT: Committee wished to support this application.
DECISION Approved with Conditions

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

APPLICATION: P191990
SITE: Carpenter Goodwin, 31 Bridge Street, Leominster HR6 8DU
DESCRIPTION: Proposed ground floor extension.
COMMENT: No objection subject to the provision of a sump or bund in case of spillage.
DECISION Approved with Conditions

PH44/19 HIGHWAYS AND PARKING MATTERS

- (a) **The Hum** – Committee note that the annual catch-up meeting between the Town Council, BPI and Herefordshire Council would be arranged following the August shutdown.
- (b) **Highway & Parking Matters** – The following matters were considered:
- Committee agreed to support the request received for the VW Camper Ice Cream van to extend the number of days it was allowed to trade in Corn Square;
 - It was agreed to report the development in Bridge Street, which was considered unacceptable and inappropriate;
 - Committee would continue to monitor recent licence approvals.

PH45/19 LICENCING MATTERS

Committee had no objection to the licence application submitted by Grange Court, subject to the licence being for events only.

PH46/19 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 19th August 2019 in the Council Offices, 11 Corn Square, Leominster, HR6 8YP commencing at 6pm.

There being no other business the meeting closed at 6.40pm.

CHAIR:

DATE:

MEMORANDUM

To : RESPONSIBLE AUTHORITIES/INTERESTED PARTIES

From : LICENSING SECTION, ENVIRONMENTAL HEALTH AND TRADING STANDARDS
 Tel : 01432 261761 My Ref : EB/PR01875

Date : 9th August 2019 Your Ref :

LICENSING ACT 2003 NOTIFICATION OF APPLICATION FOR GRANT/VARIATION OF PREMISES LICENCE

The Licensing Section has received the following applications for the grant/variation of a premises licence. A summary of each application is provided in the table below. Any responsible authority who has not already received your copy of the application please contact the Licensing Section on the above number. However if you would like to view any of the applications copies are available at the licensing section.

Should you wish to make a representation in respect of any one of the applications listed then please submit your information on the memorandum below to the licensing section before expiry of the 28 day representation period which is the date shown in column 4 of the table below. Please be aware that the licensing authority can only consider those representations that are relevant to the four licensing objectives: *Prevention of Crime and Disorder, Prevention of Public Nuisance, Public safety and Protection of Children from Harm.*

For the Environmental Health Commercial and Environmental Protection Teams should officers wish to raise any issues in respect of any of the applications listed below please contact the Environmental Health team (licensing) in good time for the relevant representations to be co-ordinated and made to the licensing section within the 28 day period.

Premise Name	Premise address	Max Time	Start of 28day period	End of 28day Period	Current Licences
Grange Court	Pinsley Road Leominster HR6 8NL	Plays, Films, Live Music, Recorded Music, Performance of Dance, Anything Similar to Live Music, Recorded Music & Dance (Indoors/Outdoors) Sale/Supply of Alcohol (consumption on and off the premises) Monday-Sunday 10:00-23:00	10.08.2019	06.09.2019	New Grant Proposed DPS – Russell Sutcliffe Hillside Farm Kimbolton Leominster HR6 0JA LN/000006676/2018/2 Harrow