



## LEOMINSTER TOWN COUNCIL

### PLANNING & HIGHWAYS COMMITTEE

Wednesday 6<sup>th</sup> January 2016

To: All Members of the Planning & Highways Committee:  
Councillors R Pendleton (Chair), Bartlett (Vice-Chair), Barton, Davies, Gibson,  
Lacey, Marsh, Rosser, Rumsey, Taylor 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 11<sup>th</sup> January 2016** commencing at **18:00 hours** in the Council Offices, 17 West Street, Leominster HR6 8EP.

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 14<sup>th</sup> December 2015 (**attached**).



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#### 6. PLANNING APPLICATIONS

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

**APPLICATION:** P153444  
**SITE ADDRESS:** The Gables, Ivington Road, Newtown, Leominster HR6 8QD

**DESCRIPTION:** Proposed two storey extension.  
**LINK:** <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=153444&search=P153444>

**APPLICATION:** P153576  
**SITE ADDRESS:** Land at Ebnal Close, Leominster HR6 8SL  
**DESCRIPTION:** Proposed removal of hard landscape for former play area and the provision of 12 no. parking spaces with SUDS drainage, five new trees and turfed landscape area.  
**LINK:** <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=153576&search=P153576>

**APPLICATION:** P153707  
**SITE ADDRESS:** Walnut Tree Cottage, Brierley Lane, Leominster HR6 0NU  
**DESCRIPTION:** Variation of Conditions 2 & 3 of planning permission DCN990583/F  
**LINK:** <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=153707&search=P153707>

#### 7. DECISIONS

The following decisions have been made by Herefordshire Council.

##### *Grants/Approvals*

**APPLICATION:** P152420  
**SITE ADDRESS:** Land at Holly Brook, Hamnish, Leominster  
**DESCRIPTION:** Proposed new ancillary studio/workshop and accommodation for existing floristry business (and residential floristry courses) to replace existing ancillary domestic outbuilding/garage.

**COMMENT:** No Objection  
**DECISION:** Approved with conditions

**APPLICATION:** P152465  
**SITE ADDRESS:** Land at Longlands, Monkland Road, Barrons Cross Leominster.

**DESCRIPTION:** Proposed erection of 2 no. dwelling.  
**COMMENT:** No Objection



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**DECISION:** Approved with conditions

**APPLICATION:** P152776  
**SITE ADDRESS:** 39 Etnam Street, Leominster HR6 8AE  
**DESCRIPTION:** Replacement ventilation system with new vent duct.  
**COMMENT:** No Objection  
**DECISION:** Approved with conditions

**APPLICATION:** P152777  
**SITE ADDRESS:** 39 Etnam Street, Leominster HR6 8AE  
**DESCRIPTION:** Listed Building Consent: Replacement ventilation system with new vent duct.  
**COMMENT:** No Objection  
**DECISION:** Approved with conditions

**APPLICATION:** P152800  
**SITE ADDRESS:** The Granary, Widgeon Farm, Hamnish, Leominster HR6 0QN  
**DESCRIPTION:** Proposed outdoor riding arena.  
**COMMENT:** No Objection  
**DECISION:** Approved with conditions

**APPLICATION:** P152990  
**SITE ADDRESS:** Land to rear of Howard Cottage, Barons Cross Road, Leominster.  
**DESCRIPTION:** Variation of Condition 2 of Planning Permission N123271/F (Construction of 5 detached dwellings).  
**COMMENT:** No Objection  
**DECISION:** Approved with conditions

**APPLICATION:** P153173  
**SITE ADDRESS:** Bridge Street Sports Centre, Prince of Wales Business Park, Leominster HR6 8EA  
**DESCRIPTION:** Proposed change of use of part of the premises from D2 to D1 for a five year lease.  
**COMMENT:** No Objection  
**DECISION:** Approved with conditions

**APPLICATION:** P153326  
**SITE ADDRESS:** 2a Rainbow Street, Leominster HR6 8DQ  
**DESCRIPTION:** Proposed conversion of first floor flat into 2 self-contained one bed flats  
**COMMENT:** Recommend refusal for the following reasons:

- Overdevelopment in an area that already has a high density of development;
- The proposed internal standards and space is considered inadequate;



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- There is no provision indicated for the safe storage and disposal of waste.

**DECISION:** Approved with conditions

#### *Refusals*

**APPLICATION:** P152174

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

**DESCRIPTION:** Proposed conservatory.

**COMMENT:** No Objection

**DECISION:** Refused

**APPLICATION:** P152657

**SITE ADDRESS:** Land to the north-west of Holly Brook, Hamnish, Leominster

**DESCRIPTION:** Outline: Proposed two new detached houses (including detached garages), change of use of agricultural land to two new residential curtilages and vehicular new site entrance.

**COMMENT:** Recommend refusal to this application as it is against the emerging Leominster Neighbourhood Plan. The Council also wishes to support the objections submitted from local residents.

**DECISION:** Refused

#### *Additional Information*

##### **Planning Applications 15/00052 and 15/00053**

Further information has been received from the Architects regarding these planning applications which were recently deferred by the Herefordshire Council Planning Committee.

## **8. NEIGHBOURHOOD PLAN**

The following progress has been made:

- The Basic Conditions Statement has been reviewed and considered complete;
- The Consultation Statement has been reviewed and updated;
- The composite proposals maps have been completed;
- The text of the final version of the LANP has been reviewed, amended and is to be submitted to Orphans Press for updating.

Once the Plan has been revised a formal submission will be made to Herefordshire Council for examination prior to referendum.

## **9. HIGHWAYS**

- (a) Consultation: Draft Herefordshire Local Transport Plan 2016-31 -** Herefordshire Council is seeking comments on its next local transport plan which will cover the period 2016-31. The local transport plan sets out the



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longer term proposals for new infrastructure, maintaining the highway network, supporting new homes and jobs and support for walking, cycling and public transport. The consultation, which commenced on 23<sup>rd</sup> November 2015, has been extended until 5pm on Friday 29 January 2016 to ensure that everyone who wants to comment will have additional time after the Christmas holiday period. All of the consultation information is available online at: [www.herefordshire.gov.uk/LTP-consultation](http://www.herefordshire.gov.uk/LTP-consultation)

- (b) **Green Lane/Ginhall Lane** – To discuss the concerns raised regarding Ginhall Lane being used as a rat run and vehicles not observing the no right turn at the Green Lane/Ginhall Lane junction.
- (c) **Bus Service 427** – Committee is requested to make a formal decision regarding the possible support of this service which will be discontinued as from 10<sup>th</sup> April 2016. Current subsidy per passenger is £17.25. A meeting is being organised with neighbouring town and parish councils to discuss carious issues including rural public transport provision.

#### 11. **DATE OF NEXT MEETING**

The next meeting would be held on Monday 1<sup>st</sup> February 2016 at 18:00hrs in the Council Chamber, 17 West Street, Leominster HR6 8EP.

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## PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 14<sup>th</sup> December 2015 commencing at 18:00 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 and Thomas.

**OFFICER PRESENT:** Town Clerk

### **PH85 APOLOGIES FOR ABSENCE**

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

### **PH86 DECLARATIONS OF INTEREST**

There were no declarations of interest made.

### **PH87 REQUESTS FOR DISPENSATIONS**

No requests for dispensation had been received.

### **PH88 QUESTIONS FROM THE PUBLIC**

There were no questions raised.

### **PH89 MINUTES OF PREVIOUS MEETING**

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 23<sup>rd</sup> November 2015 be agreed and signed as a correct record.

### **PH90 PLANNING APPLICATIONS**

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

**APPLICATION:** P153354  
**SITE ADDRESS:** 1 Broad Street, Leominster HR6 8BU  
**DESCRIPTION:** Proposed new interview rooms to be created in place of two open positions. New suspended ceiling to be installed at 2400mm to limit noise transfer. Front to be glazed with sliding glass door. Woodwork to be stained to match existing panelling.

**COMMENT:** No Objection

**APPLICATION:** P153372  
**SITE ADDRESS:** Building plot at The Birdcage, Barons Cross Rd, Leominster HR6 8RS  
**DESCRIPTION:** Proposed construction of two semi-detached three storey town houses.

**COMMENT:** No Objection

**APPLICATION:** P153519

**SITE ADDRESS:** 93 Bridge Street, Leominster HR6 8EA

**DESCRIPTION:** Proposed demolition of single storey brick extension and erection of conservatory (Retrospective).

**COMMENT:** No Objection

**APPLICATION:** P153520

**SITE ADDRESS:** 93 Bridge Street, Leominster HR6 8EA

**DESCRIPTION:** Listed Building Consent: Proposed demolition of single storey brick extension and erection of conservatory (Retrospective).

**COMMENT:** No Objection

**APPLICATION:** P153560

**SITE ADDRESS:** 16 Church Street, Leominster

**DESCRIPTION:** Proposed projecting sign and two brass plaques.

**COMMENT:** No Objection subject to the views of the Conservation Officer.

**APPLICATION:** P153562

**SITE ADDRESS:** 16 Church Street, Leominster

**DESCRIPTION:** Listed Building Consent: Proposed projecting sign and two brass plaques.

**COMMENT:** No Objection subject to the views of the Conservation Officer.

#### *Appeals*

Committee **NOTED** that the following appeal had been dismissed:

**APPLICATION:** P150269/F

**SITE ADDRESS:** Ford Dene, Ford, Leominster, Herefordshire HR6 0PB

**DESCRIPTION:** Proposed erection of 2 no. detached bungalows.

**TYPE:** Planning Permission

**COMMENT:** No objection

Committee further **NOTED** that the decisions relating to the outline applications P150052 and P150053 had been deferred by Herefordshire Council's Planning Committee. Cllr Thomas had attended on behalf of Leominster Town Council.

#### **PH91 DECISIONS**

The following decisions made by Herefordshire Council were **NOTED**.

#### *Grants/Approvals*

**APPLICATION:** P152851

**SITE ADDRESS:** Co-operative Supermarket, Leominster HR6 8PX

**DESCRIPTION:** Proposed new refrigeration plant units, acoustic screen, exit ramp, hard standing, new shop-front windows and redecorations. New lighting installations and car park markings.

**COMMENT:** No objection.

**DECISION:** Approved with conditions

**APPLICATION:** P152865

**SITE ADDRESS:** Hillcroft, 48 Green Lane, Leominster HR6 8QW

**DESCRIPTION:** Proposed rear ground and first floor extension.

**COMMENT:** No Objection

**DECISION:** Approved with conditions

**APPLICATION:** P152067

**SITE:** The Orchard, 11 Ashfield Lane, Leominster HR6 8RG

**DESCRIPTION:** Works to Holly tree.

**COMMENT:** Support the application.

**DECISION:** Trees covered by TPO: Consent.

*Withdrawn*

**APPLICATION:** P152374

**SITE ADDRESS:** Land adjacent 87 Bridge Street, Leominster HR6 8EA

**DESCRIPTION:** Proposed removal of sheds and construction of two storey dwelling.

**COMMENT:** Support this application.

## PH92 NEIGHBOURHOOD PLAN

Committee **NOTED** that the Neighbourhood Plan was at Regulation 16 stage. The following items needed to be completed prior to submission to Herefordshire Council for examination:

- The Consultation appendix needed to be updated to ensure that all consultation events had been fully recorded;
- The main text of the plan required amending to ensure that all references to previous planning documents now referenced the recently adopted Herefordshire Core Strategy. Amendments would be forwarded to Orphans Press to be completed;
- Following the completion of the amendments required all documentation would be submitted to Herefordshire Council for examination.

## PH93 HIGHWAYS

(a) **Revised Parking Charges** – Committee **NOTED** the revised car parking charges adopted by Herefordshire Council.

(b) **Bus Service No: 427** – Committee **NOTED** that this service would cease to operate on 10<sup>th</sup> April 2016. Herefordshire Council was no longer in a position to fund this service. Current subsidy was £17.25 per passenger.



**PH94 LICENCING**

Committee **NOTED** the revised licencing application for Barber & Manuel. Following discussion it was **RESOLVED** that Committee had no objection to this licence amendment.

**PH95 DATE OF NEXT MEETING**

Committee **NOTED** that the next meeting would be held on Monday 11<sup>th</sup> January 2016 at 18:00hrs in the Council Chamber, 17 West Street, Leominster HR6 8EP.

Items for the next agenda would include the concerns raised regarding Ginhall Lane being used as a rat run.

There being no other business the meeting closed at 6.30pm.

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**CHAIR:**

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