



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 30th October 2018

To: All Members of the Planning & Highways Committee:
Councillors Rosser (Chair), Preece (Vice Chair), Bartlett, Davies, J Herschy,
Rumsey, Thomas and Williams. (3 vacancies)
(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 November 2018** 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. 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 22nd October 2018.
7. **PLANNING**
 - (a) **Planning applications** – The following applications have been received from the Planning Authority and require comment:

APPLICATION: P174097
SITE: Mile End, Broad Lane, Leominster HR6 0AL
DESCRIPTION: Amended – Retrospective permission for the use of the land for wood chipping with wood storage yard and buildings to include office building, chip stores, drying floor, fan house and boiler house with biomass plant to generate 80Kw of electricity.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=174097&search=174097

APPLICATION: P181874
SITE: Trenwith, Hereford Road, Leominster HR6 8JU
DESCRIPTION: Amended – Proposed second storey extension and conversion of the loft into a main bedroom with en-suite.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=181874&search=181874

APPLICATION: P183702
SITE: Brunswick House, Hereford Road, Leominster HR6 8JS
DESCRIPTION: Proposed new build mews house.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=183702&search=183702

APPLICATION: P183766
SITE: 9 Corn Square, Leominster HR6 8LT
DESCRIPTION: Proposed new internal platform lift and associated works to provide level access for customers and staff via the side entrance of the branch. The external works involve the removal of 3no. steps to the side entrance, lowering of the existing double timber external doors



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and introduction of a new glazed over-panel above the doors constructed in timber to match the existing door and arched screen frames.

LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=183766&search=183766

APPLICATION: P183769

SITE: Southfield, Hereford Road, Leominster

DESCRIPTION: Proposed conversion of detached dwelling into 3 self-contained apartments.

LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=183769&search=183769

8. DECISIONS

At the time of publication there were planning decisions to report:

9. HIGHWAYS AND PARKING MATTERS

- (a) **Transport Plan** – To note that this plan was currently being developed and it was hoped that a draft would be available in December 2018 for consultation.
- (b) **The Hum** – To receive an update if available.
- (c) **Highway & Parking Matters** – To consider any parking and highway issues relating to the Parish of Leominster.

10. LICENCING MATTERS

At the time of publication there were no licencing applications to consider in Leominster.

11. LEOMINSTER AREA NEIGHBOURHOOD PLAN

To receive an update if available.

12. DATE OF NEXT MEETING

The next meeting will be held on Monday 3rd December 2018 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 October 2018 commencing at 19:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

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

OFFICER PRESENT: Town Clerk.

PH86/18 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Bartlett (Mayoral Engagement), Davies (Illness), Herschy (personal) and Preece (work). Cllr Egan was absent.

PH87/18 DECLARATIONS OF INTEREST

The following declaration of interest was made:

- Cllr Rosser – Morrisons employee: P183214

PH88/18 HEREFORDSHIRE COUNCIL MEMBERS

There were no Herefordshire Council members present.

PH89/18 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

PH90/18 QUESTIONS FROM THE PUBLIC

There were no members of the public present.

PH91/18 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 1st October 2018 be agreed and signed as a correct record.

PH92/18 PLANNING APPLICATIONS

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

APPLICATION: P183214

SITE: Land adjacent to Petrol Filling Station, Morrisons, Safeway Service Road, Leominster HR6 8RH

DESCRIPTION: Advertising Consent: Installation of a freestanding 7.5m double sided shared tote.

COMMENT: Committee considered that the submission of this application was premature. It was therefore recommended that the application should be deferred

until a decision had been made regarding application P181448

APPLICATION: P183221
SITE: Norfolk House, 46 Etnam Street, Leominster
DESCRIPTION: Convert former internal toilet block to form one new dwelling. Provision of six external mobility scooter stores with charging facilities.
COMMENT: No objection.

APPLICATION: P183565
SITE: 23 Merwald Close, Leominster HR6 8FA
DESCRIPTION: Fall to ground level, cherry tree on front garden of 23 Merwald Close. Tree roots are growing back towards bungalow and the cherry fruit is becoming a problem for Mrs Vickress and her dog, who is eating the fallen cherries, which are also becoming a hazard for Mrs Vickress as she is an OAP. She plans to plant an ornamental tree in garden instead.
COMMENT: Recommend that the cherry tree be cut back and pruned but not removed as proposed.

APPLICATION: P183601
SITE: The White House, 94 Bridge Street, Leominster HR6 8DZ
DESCRIPTION: Non-material amendment ref 172634/FH (The 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 single storey flat roof extension. Change of colour to UPV windows and doors from oak effect to anthracite grey
COMMENT: No objection.

(b) Home Notification – Prior Approval

APPLICATION: P183475
SITE: 446 Buckfield Road, Leominster HR6 8SD
DESCRIPTION: Proposed conservatory which will extend beyond the rear wall of the dwelling house by 3.0 metres. The maximum height of the enlarged part of the dwelling house is 3.8 metres and the height of the eaves of the enlarged part of the dwelling house is 2.2 metres.
COMMENT: Noted.

PH93/18 DECISIONS

Committee noted the following planning decisions made by Herefordshire Council:

APPLICATION: P174229
SITE: The Cottage, Newtown Lane, Newtown Leominster HR6 8QD

DESCRIPTION: Proposed extension and alterations to existing dwelling.

COMMENT: No objection.

DECISION Approved with conditions.

APPLICATION: P181386

SITE: Firtree Cottage, Ginhall Lane, Leominster HR6 9AQ

DESCRIPTION: Proposed garage extension.

COMMENT: No objection provided the garage extension is utilised exclusively for domestic purposes and that no business activity is undertaken on site.

DECISION Approved with conditions.

APPLICATION: P182409

SITE: Land behind 67 Bargates, Leominster

DESCRIPTION: Proposed bungalow.

COMMENT: Recommend refusal for the following reasons:

- The proposal would adversely impact on the current traffic and highway issues being experienced in this area;
- There are concerns that the proposed access is inadequate for an additional dwelling;
- Parking provision is inadequate in an area which already suffers from a lack of parking provision;
- The proposal goes against the requirements of Policy LANP19 – New Building in Leominster as the design is inappropriate to the local context;
- The proposal is over-development of the site;
- The proposal will result in the loss of the garden amenity of the existing dwelling and is in essence backland development.

DECISION Refused.

PH94/18 HIGHWAYS AND PARKING MATTERS

- (a) **Review of the speed limits on the B4360 and the C1037 in Cobnash –** Committee noted the Briefing Note received and agreed to support the recommendation to extend the existing 30 mph speed limit on the B4360 further south on the B4360 and reduce the National Speed Limit to 40 mph on the B4360 and the C1037.
- (b) **Highway Maintenance response –** Following consideration, Committee **RESOLVED** to submit the response as presented.
- (c) **The Hum –** No further update had been received.
- (d) **Highway & Parking Matters –** Committee noted the update on the delay regarding the implementation of requested resident parking zones.

PH95/18 LICENCING MATTERS

Committee noted that the licence application for Corn Square submitted by Leominster Town Council was now being considered.

PH96/18 LEOMINSTER AREA NEIGHBOURHOOD PLAN

Committee noted that an updated open spaces map had been submitted to the Examiner. It was understood that the Examiner now had all the information to undertake the examination on the Plan and submit a report. It was noted that the referendum must be completed by 28th February 2019 otherwise it would be delayed until after the elections on 2nd May 2019 due to purdah restrictions,

PH97/18 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 5th November 2018 at 19:00hrs in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 7:21pm.

CHAIR:

DATE: