



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Monday 30th September 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 7th October 2019 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 9th September 2019.

7. **PLANNING**

- (a) **Planning applications** – The following applications have been received from the Planning Authority and require comment:

APPLICATION: P192900
SITE: 40 Broad Street, Leominster HR6 8BS
DESCRIPTION: Repair and conversion of existing barn into a single family home.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=192900&search=192900

APPLICATION: P193220
SITE: 40 Broad Street, Leominster HR6 8BS
DESCRIPTION: Listed Building Consent: Repair and conversion of existing barn into a single family home.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=193220&search=193220

APPLICATION: P193025
SITE: Priory Croft, Old School Rd, Leominster, HR6 8NJ
DESCRIPTION: Proposed change of use from dwelling to residential, institutional bedroom accommodation.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=193025&search=193025

APPLICATION: P193028
SITE: Crabtree Cottage, Hyde Ash, Leominster HR6 0JR
DESCRIPTION: Proposed extension to annexe.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=193028&search=193028

APPLICATION: P193040
SITE: Unit B1, Leominster Enterprise Park HR6 0LX
DESCRIPTION: Installation of a new entrance door to the south elevation with canopy and internal alterations.



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LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=193040&search=193040

APPLICATION: P193055
SITE: Unit 1, Brierley Way, Leominster HR6 0RW
DESCRIPTION: Steel portal framed light industrial building
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=193055&search=193055

APPLICATION: P193124
SITE: The Vergers House, The Priory, Leominster, HR6 8EQ
DESCRIPTION: T1 - Judus Tree - in need of 15% Reduction as it is overhanging the house and it has already had a branch failure.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=193124&search=193124

APPLICATION: P193249
SITE: 2 Thomas Court, Green Lane, Leominster, HR6 8QJ
DESCRIPTION: Proposed works to T1: Variegated Acer - reduce crown back to the original pruning points and balance crown. Too large for area, more light in garden required.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=193249&search=193249

8. DECISIONS

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

APPLICATION: P192193
SITE: Annadale, Caswell Terrace, Leominster HR6 8BB
DESCRIPTION: Removal of 2 no. timber sheds and construction of rear two storey extension.
COMMENT: No objection
DECISION Approved with Conditions

APPLICATION: P192970
SITE: LWC Ltd, Southern Avenue, Leominster HR6 0QF
DESCRIPTION: Non Material amendment to application 184577 (Proposed canopy at rear of site). Amendments - addition of vertical cladding to the rear elevation.
COMMENT: No objection.
DECISION Approved



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APPLICATION: P190923
SITE: 2 - 4 Church Street, Leominster HR6 8NE
DESCRIPTION: LBC – Proposed like for like replacement of sash windows.
COMMENT: Committee wished to support this application.
DECISION Refused.

APPLICATION: P191768
SITE: Land adjoining Glaslyn, Barons Cross Rd, Leominster
DESCRIPTION: Proposed non-material amendment to planning permission ref: 180198 (proposed erection)
COMMENT: Noted.
DECISION Approved with Conditions.

9. HIGHWAYS AND PARKING MATTERS

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

No licencing applications have been received to consider.

11. DATE OF NEXT MEETING

The next meeting will be held on Monday 4th November 2019 in the Council Offices, 11 Corn Square, Leominster, HR6 8YP commencing at 7:00pm.

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 9th September 2019 commencing at 19:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

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

OFFICER PRESENT: Town Clerk.

PH58/19 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr Williams.

PH59/19 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH60/19 HEREFORDSHIRE COUNCIL MEMBERS

No Herefordshire Council members were present.

PH61/19 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH62/19 QUESTIONS FROM THE PUBLIC

No members of the public were present. No matters were raised.

PH63/19 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 19th August 2019 be agreed and signed as a correct record.

PH64/19 PLANNING

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

APPLICATION: P192745
SITE: Nationwide, High Street, Leominster, HR6 8LZ
DESCRIPTION: Replacement of existing fascia and projecting sign to the rear, works to include the preparation and decoration of existing shopfront.
COMMENT: No objection.

APPLICATION: P192746
SITE: Nationwide, High Street, Leominster, HR6 8LZ
DESCRIPTION: Replacement of existing Fascia and projecting sign
COMMENT: No objection.

APPLICATION: P192970
SITE: LWC Ltd, Southern Avenue, Leominster HR6 0QF
DESCRIPTION: Non Material amendment to application 184577 (Proposed canopy at rear of site). Amendments - addition of vertical cladding to the rear elevation.
COMMENT: No objection.

APPLICATION: P192798
SITE: Land at Dukes Walk, Leominster
DESCRIPTION: Proposed erection of 2 dwellings (Part retrospective)
COMMENT: Recommend refusal for the following reasons:

- The proposal does not meet the quality of development required for Leominster and does not, therefore, meet the requirements for the standard and quality of build expected as set out in the LANP;
- The proposal is so far removed from the original application as to be unrecognisable;
- The proposed size of windows is unacceptable;
- The Town Council wishes to support all the objections raised with the Planning Authority, especially with regard to not meeting the requirements of Policy MT1 of the Core Strategy, materials not in keeping with the surrounding neighbourhood, noise and overlooking issues.

PH65/19 DECISIONS

Committee noted the following planning decisions by Herefordshire Council:

APPLICATION: P183702
SITE: Brunswick House, Hereford Road, Leominster HR6 8JS
DESCRIPTION: Proposed new build mews house.
COMMENT: Recommend refusal for the following reasons:

- Concern was expressed that the proposed access to the new property was too close to the existing entrance of the primary school and the school crossing;
- There were concerns regarding adequate site lines;
- The design of the proposal was out of keeping with neighbouring properties;
- The proposal did not meet the criteria set out in Policy LANP3, Small Scale Housing Development Needs in Leominster and Policy LANP19, New Build in Leominster.

DECISION Approved with Conditions

APPLICATION: P191109
SITE: Annexe, Walnut Tree Cottage, Brierley, Leominster, Herefordshire HR6 0NU
DESCRIPTION: Variation of Conditions 1 and 2 of planning permission 153707 (Variation of Conditions 2 and 3 of planning

COMMENT: permission DCN990583/F) - current application to revert the granny annexe to holiday accommodation. Recommend refusal to the proposed variation as the original permission granted was specific in its designation that the annexe should only be used as part of the main dwelling.

DECISION Approved with Conditions

APPLICATION: P192067

SITE: 1 Townsend Court, Leominster, HR6 8TD

DESCRIPTION: Tree 1. Common Yew is blocking the light to the council lamp post so the light in the lamppost stays on all day. Residents would like to either have the Yew tree sided so the light goes off or bring the height down to the same height as the top of the lamppost. The yew tree is multiple stemmed and has had an obvious crown reduction in the past.

COMMENT: Recommend this be refused for the following reasons:

- The tree is not blocking out any light;
- Thin back the tree round the lamppost;
- Reduce the tree as required.

DECISION Trees covered by TPO – consent granted.

APPLICATION: P192248

SITE: Land at Ford Bridge, Leominster, HR6 0NZ

DESCRIPTION: Proposed reconductoring of 3 spans of existing 11KV overhead line and upgrade to 3 Phase (3 wires)

COMMENT: No objection

DECISION No objection.

APPLICATION: P192342

SITE: Ivington Mill, Ivington, Leominster, HR6 0JH

DESCRIPTION: Replacement garage/car port.

COMMENT: No objection.

DECISION Approved with Conditions

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 dwellinghouse is 3.3 metres and the height of the eaves of the enlarged part of the dwellinghouse is 3 metres.

COMMENT: No objection. Request clarification as to whether this development required planning permission.

DECISION Prior approval not required.

It was **RESOLVED** to write to Herefordshire Council expressing disappointment and frustration that comments submitted by the Town Council on planning

applications were often totally ignored even when the applications did not accord with the LANP.

PH66/19 HIGHWAYS AND PARKING MATTERS

- (a) Changes to Bus Services in Leominster** – Committee noted the replies received regarding the bus service changes from Herefordshire Council.
- (b) Highway & Parking Matters** – Committee considered the following any parking and highway matters:

 - Parking on the Pavement – It was agreed to report issues of cars parking on the pavement and on double yellow lines near the entrance of the Broad Street car park causing obstruction along the pavement;
 - It was **RESOLVED** to reiterate the very poor state of the highway and pavements along the High Street to Herefordshire Council and request that urgent action be taken to address the change of levels along the pavement which has resulted in a number of falls;
 - It was agreed to request the Locality Steward to attend a walk round with the Chair of the Committee to discuss some of the issues in the town centre that were constantly being reported;
 - It was **RESOLVED** to write a letter to Central Government requesting financial support to enable the southern link road to be constructed as set out in the LANP;
 - Committee raised no objection to the proposed stopping up of the Highway on Waterworks Lane to help enable the development to take place.
- (c) The Hum** – Committee noted that the annual catch-up meeting between the Town Council, BPI and Herefordshire Council would try to be arranged as soon as possible.

PH67/19 LICENCING MATTERS

Committee noted that no licencing applications had been received to consider.

PH69/19 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 7th October 2019 in the Council Offices, 11 Corn Square, Leominster, HR6 8YP commencing at 7:00pm.

There being no other business the meeting closed at 7.40pm.

CHAIR:

DATE: