

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 3rd July 2017 commencing at 19:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

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

ALSO PRESENT: Ward Councillor Stone and one member of the public.

OFFICER PRESENT: Town Clerk.

PH24/17 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Bartlett (work), Freedland (work) and Herschy (holiday).

It was **RESOLVED** to support the request from Cllr A Pendleton to step down from the Committee.

PH25/17 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH26/17 HEREFORDSHIRE COUNCIL MEMBER DISPENSATIONS

No dispensations were required.

PH27/17 QUESTIONS FROM THE PUBLIC

There was one member of the public in attendance. No matters were raised.

PH28/17 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 19th June 2017 be agreed and signed as a correct record.

PH29/17 THE LEOMINSTER HUM

No further update was available. Committee noted that Herefordshire Council had released a news item relating to the proposed investment to be made by BPI and the report of the meeting held in June 2017 had been uploaded on to the Town Council's website.

PH30/17 PLANNING APPLICATIONS

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

APPLICATION: P171903

SITE: Vacant site adjacent to 54 Green Lane, Leominster,

DESCRIPTION: HR6 8QW
Proposed construction of a pair of semi-detached dwellings.

COMMENT: No objection.

APPLICATION: P172157
SITE: Sherbrook, Newlands Drive, Leominster, HR6 8PR
DESCRIPTION: Single storey side and rear extensions with garage conversion.

COMMENT: No objection.

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.

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.

APPLICATION: P172039
SITE: Green Cottage, Upper Ivington, Leominster, HR6 0JN
DESCRIPTION: Proposed alterations and extensions

COMMENT: No objection.

APPLICATION: P172135
SITE: Barons Cross Camp, Cholstrey, Leominster, HR6
DESCRIPTION: Reserved matters application for 414 dwellings, vehicular access and associated works.

COMMENTS: Submit the following comments:

- A real concern has been expressed regarding the level of pre-application consultation undertaken. Neither the Town Council nor the Ward Councillors were invited or informed that the event was taking place and there was very little publicity available;
- All units should be constructed to ensure that they are energy efficient, will require low energy use and low water use;
- The design of the dwellings is unimaginative, brutalist, monolithic and bland. The designs are not in keeping with the area in general and Council

requests that architectural and design improvements be made. The Westcroft proposal (P171309) for 28 homes contains some good examples;

- A wider palate of materials should be considered to break up the red brick effect that the development will create. This may include different coloured bricks and rendering;
- Concern regarding the density and height of the apartment blocks and the impact they may have on the visual amenity of the area and the entrance into Leominster Town;
- Consideration be given to transferring the play area and open space to the north of the site be to Leominster Town Council to design, manage and maintain;
- S106 funding for the play area and open space to be transferred to Leominster Town Council;
- The provision of improved links from the site to Morrison's be included in the S106 agreement;
- Improved pedestrian links between the existing estate and the proposed estate through an improved footpath network;
- The provision of a pedestrian crossing across Monkland Road (A44) to link the proposed and existing Barons Cross estates with Morrison's and Leominster;
- Concern regarding the potential contamination of the site has been expressed. A request to be provided with additional clarification over the method statement for the construction of the site to be provided;
- Concern regarding the increase in vehicular movements into Leominster. Consider some S106 provision towards the proposed Southern Link Road;
- There is a lack of community facilities in an area with social issues having already been identified. Consider contribution towards the improvement of the community centre on the current Barons Cross estate;
- The development will inevitably put a strain on local services such as Doctors Surgeries. Mitigation measures are requested;
- Current public transport/bus services should be extended until 9pm at night to enable access into Leominster from the new estate;
- The development will increase the traffic, pollution and air quality issues at the Bargates junction and

further mitigation will be required.

APPLICATION: P172146
SITE: Crab Tree Workshops, Knoakes Lane to C1105,, Hyde Ash, HR6 0JS
DESCRIPTION: Variation of Condition2 Reference 161259 (proposed conversion/alteration to form office, w.c, store and link lobby – Replace flat roof with slated pitch roof and change rear (NE) roof covering and pitch.
COMMENT: No objection subject to the views of the Conservation Officer.

PH31/17 DECISIONS

The following approvals were noted:

APPLICATION: P170724
SITE: Application for discharge of planning obligations.
DESCRIPTION: Former Orphans Press Site, Laundry Lane, Leominster, Herefordshire, HR6 8JT
COMMENT: Request further details. Obligations were discharged.
DECISION: Approved

APPLICATION: P171264
SITE: Land at Copper Beech Close, Leominster, Herefordshire, HR6 8L
DESCRIPTION: Proposed single storey dwelling
COMMENT: No objection provided the Arboricultural Impact Report findings are applied and that the comments from the Tree Officer are taking into consideration.
DECISION: Refused

PH32/17 HIGHWAYS AND PARKING MATTERS

(a) **Car Parking Charges, NHS Trust** – Committee considered responding to the proposal by the Wye Valley NHS Trust to implement car parking charges at Community Hospitals. Following consideration it was agreed to submit the following response:

- The proposed charges appeared to be quite expensive compared to the car parking charges in Leominster;
- The Trust was urged to reconsider the proposed charges and reduce them to better reflect relevant charges being implemented in other Leominster car parks.

(b) **Resident Parking Scheme** – Committee noted the request from residents in Green Lane and Thomas Court to request a Residents Parking Zone which would require a Traffic Regulation Order. Following consideration Committee **RESOLVED** to support the proposal.

The Committee extended its thanks to Cllr Rosser who had liaised with residents and collected signatures.

- (c) **Bus Service from Kington** – Committee noted that the proposal to potentially reintroduce a bus service from Kington to Leominster had been met with a favourable response from the County Council and the bus operators.

PH33/17 LEOMINSTER AREA NEIGHBOURHOOD PLAN

Committee noted that the final revisions to the Plan were nearing completion and would hopefully be available for consideration at the next meeting of the Committee.

PH34/17 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 17th July 2017 at 19:00hrs in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business, the meeting closed at 7:48pm.

CHAIR:

DATE: