

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 25th June 2018 commencing at 18:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

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

ALSO PRESENT: Cllr Sutcliffe.

OFFICER PRESENT: Town Clerk.

PH25/18 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr Davies (Illness). Cllr Egan was absent.

PH26/18 DECLARATIONS OF INTEREST

There were no declarations of interest made.

PH27/18 HEREFORDSHIRE COUNCIL MEMBERS

Committee **RESOLVED** 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 was on the basis that the views expressed were preliminary views taking account of the information that was currently available to the Town Council and that County Councillors reserved their final views on all applications until they were in full possession of all relevant information both for and against.

PH28/18 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

PH29/18 QUESTIONS FROM THE PUBLIC

There were no members of the public present.

PH30/18 THE HUM

Committee noted that a meeting was taking place with BPI, Herefordshire Council, the Town Council and local residents on Wednesday 27th June 2018 at 10am. Cllrs Bartlett and Rumsey would be representing the Town Council.

PH31/18 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 4th June 2018 be agreed and signed as a correct record.

PH32/18 PLANNING APPLICATIONS

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

APPLICATION: P152544
SITE: Petrogas, Bargates, Leominster HR6 8EY
DESCRIPTION: Proposed integral illumination and screen to ATM fascia. Internally illuminated Free Cash withdrawals sign above the ATM fascia. Blue LED halo illumination to ATM surround.
COMMENT: No objection subject to the Leominster Area Neighbourhood Plan Policy LANP9 (I) Business premises should have appropriate signage – illuminated signs and lighting should be kept to a minimum and, when used, make a positive contribution to the street scene.

APPLICATION: P174097
SITE: Mile End, Broad Lane, Leominster HR6 0AL
DESCRIPTION: Re-consultation: 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.
COMMENT: Reiterate previous comments submitted.

APPLICATION: P174368
SITE: Brierley Court Hop Farm, Brierley, Leominster HR6 0NU
DESCRIPTION: Removal of condition 2 (DCNC2009/0167/F)
Application: (part retrospective) to allow for year round covering for permitted polytunnels.
COMMENT: No objection subject to the requirements set out in the Herefordshire Core Strategy and Policy LANP21 of the Leominster Area Neighbourhood Plan.

APPLICATION: P181772
SITE: 67 Osborne Place, Leominster HR6 8BW
DESCRIPTION: Proposed extension to existing dwelling.
COMMENT: No objection subject to the Leominster Area Neighbourhood Plan Policy LANP20.

APPLICATION: P182046
SITE: Orchard House, 3 Presbytery Close, Leominster, Herefordshire, HR6 8QP
DESCRIPTION: Proposed non-material amendment to planning permission ref 180808 (Two storey side extension and garden shed) – Please see application form for details.
COMMENT: No objection provided the shed is used for residential and not business purposes and the Leominster Area

Neighbourhood Plan Policy LANP20.

APPLICATION: P182059
SITE: 5 The Rugg, Leominster HR6 8TE
DESCRIPTION: Proposed conversion of garage to provide annexe for parents to live in and be cared for.
COMMENT: Recommend refusal as the extension is not connected to the existing property and constitutes a separate dwelling. The Committee wished to submit the following advisories:

- If approved a condition must be included to ensure that the extension cannot be sold as a separate dwelling;
- Access should be provided from the main dwelling to the extension;
- The extension must be subject to building regulations.

APPLICATION: P182111
SITE: Townsend House, 15 Green Lane, Leominster HR68QJ
DESCRIPTION: One tree in the area hatched is clearly sick due to lack of water (T1) this will need to be removed along with other trees marked T2, T3 in this area, smaller trees (under 12" diameter) and brush will also be removed to improve light and water to ensure we can save the larger old trees pine trees and Large Yew Tree in this area. There will also be some remedial surgery to the larger pines in this area due to the branches that came down during the snow (as discussed with the tree preservation officer). A Portuguese laurel hedge will be planted along the wall to replace trees that have been removed. These will then be managed to ensure they do not take water from the other.
COMMENT: Committee wishes to object to this application for the following reasons:

- No documentation is available on the website to provide background information on the proposal;
- Some of the trees are subject to TPOs and references to T1, T2 and T3 require clarification.

Delegated authority was provided to the Tree Wardens to submit comments on the proposal following a site visit and liaison with the Herefordshire Council Tree Officer. A request to extend the deadline would be submitted.

(b) Update on P170052, Copper Beech Tree, Clifton Bingo Hall –
Committee noted that the replacement tree had been requested and that the applicants would be reminded of their obligations in late summer/early autumn by the Herefordshire Council Tree Officer.

- (c) **Mortimer Forest Holiday Park** – Committee noted the information that had been previously provided regarding the proposal to construct 68 luxury holiday chalets on Juniper Hill, Mortimer Forest. Following discussion it was **RESOLVED** that Committee would not consider this matter further until a formal planning application had been submitted.
- (d) **Pre-application Consultation request** – Committee noted that a fresh application for residential dwellings in Wharton (previous application P170354 was refused) was being developed. Following consideration it was agreed to invite the architect to provide pre-application information to Committee on 2nd July 2018 at 6pm, subject to availability. The formal Committee meeting would be cancelled.

PH33/18 DECISIONS

Committee noted the following planning decisions made by Herefordshire Council:

- APPLICATION:** P173506
SITE: Land at 15 Mill Street, Leominster, Herefordshire
DESCRIPTION: Proposed Cottage
COMMENT: No objection subject to the criteria regarding the development of gardens contained within the Leominster Area Neighbourhood Plan
DECISION Refused
- APPLICATION:** P180198
SITE: Land adjoining Glaslyn, Barons Cross Road, Leominster
DESCRIPTION: Proposed erection of 4 detached dwellings with new vehicular access.
COMMENT: Support this application.
DECISION Approved with conditions.
- APPLICATION:** P180470
SITE: Little Acre, Newtown Lane , Leominster HR6 8QD
DESCRIPTION: Proposed replacement dwelling.
COMMENT: No objection.
DECISION Approved with conditions.
- APPLICATION:** P180755
SITE: 1 Old Hall Cottages, Brierley, Leominster, HR6 0NU
DESCRIPTION: Replace 2 single casement metal windows on the ground floor and first floor with new single glazed double casement hard wood windows.
COMMENT: No objection.
DECISION Planning permission not required.
- APPLICATION:** P181017
SITE: Telephone Exchange, Rylands Road, HR6 8NZ

DESCRIPTION: Proposed external spiral staircase replacement.
COMMENT: No objection.
DECISION Approved with conditions.

APPLICATION: P181058
SITE: 15 Etnam Street, Leominster HR6 8AD
DESCRIPTION: Proposed removal of existing fascia and hanging signs with 1 no. externally illuminated fascia sign and 2 no. internally illuminated hanging signs.
COMMENT: No objection.
DECISION Approved with conditions.

APPLICATION: P181078
SITE: 40 Caradoc Drive, Leominster HR6 8BQ
DESCRIPTION: Retrospective application for a shed.
COMMENT: No objection.
DECISION Approved with conditions.

APPLICATION: P181377
SITE: 9-11 High Street, Leominster HR6 8LZ
DESCRIPTION: Externally illuminated logo and letters/non-illuminated aluminium panel. External illuminated heritage projection sign. Internally illuminated ATM surround.
COMMENT: No objection.
DECISION Approved with conditions.

APPLICATION: P181689
SITE: 24 Caswell Rd, Leominster, HR6 8AZ
DESCRIPTION: Notification for a prior approval for a proposed larger home extension which will extend beyond the rear wall of the dwelling house by 4.7 metres. The maximum height of the enlarged part of the dwelling house is 3.0 metres and the height of the eaves of the enlarged part of the dwelling house is 3.0 metres.
COMMENT: No objection.
DECISION Prior approved given.

PH34/18 HIGHWAYS AND PARKING MATTERS

- (a) **Highway & Parking Matters** – Committee noted that a request had been received from Herefordshire Council with regard to continued support for the 490 Bus Service.

Following consideration the Planning & Highways Committee agreed to support the 490 bus service and provide a contribution of £2,000. The contribution was subject to a review of the current timetable as it appeared that some buses ran very closely to each other. The Committee was keen to see a more even spread of the service if possible.

PH35/18 LEOMINSTER AREA NEIGHBOURHOOD PLAN

Committee noted that the revised Evidence Statement had now been submitted and the additional Regulation 16 consultation commenced on Monday 11th June 2018. Clarification regarding primary and secondary shop frontages had also been submitted with a clearer map..

PH36/18 DATE OF NEXT MEETING

Committee agreed to cancel the next meeting to be held on Monday 2nd July 2018. Committee noted that the next meeting would take place on Monday 16th July 2018 commencing at 18:00hrs in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 7:06pm.

CHAIR:

DATE: