

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 1st February 2016 commencing at 18:00 hours in the Council Offices, 17 West Street, Leominster HR6 8EP.

MEMBERS PRESENT: Councillors R Pendleton (Chair), Bartlett, Barton, Davies, Gibson Lacey and Thomas. Rumsey (work) and Taylor (work).

OFFICERS PRESENT: Town Clerk and Deputy Clerk

PH106 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Marsh (work) and Rosser (illness).

PH107 DECLARATIONS OF INTEREST

There were no declarations of interest made.

PH108 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH109 QUESTIONS FROM THE PUBLIC

There were no questions raised.

PH110 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 11th January 2016 be agreed and signed as a correct record.

PH111 PLANNING APPLICATIONS

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

APPLICATION: P150052

SITE : Land at, and West of West Winds, Cholstrey Road, Leominster, Herefordshire

DESCRIPTION: Outline: Proposed 10 dwellings with garages and car spaces.

COMMENT: Recommend Refusal for the following reasons:

- The proposal goes against Policy LD3 of the adopted Herefordshire Core Strategy which requires the retention of existing Green Infrastructure corridors and linkages;
- The proposal is sited directly in the Green Corridor as designated by both the Adopted Core Strategy and the emerging Leominster Area Neighbourhood Plan;

- The background papers continue to refer to the Urban District Plan which has now been superseded by the recently adopted Herefordshire Core Strategy;
- The proposal goes against Policy LANP 10 of the emerging Leominster Area Neighbourhood Plan, currently at Regulation 16 Stage;
- The proposal goes against Policy LANP 11 of the emerging Leominster Area Neighbourhood Plan, currently at Regulation 16 Stage;
- The Leominster Area Neighbourhood Plan supports the adopted Herefordshire Core Strategy especially with regard to the protection of the Green Infrastructure Corridor.

Council also wished its previous outstanding objections to be taken into consideration:

- The application is sited in the Strategic Green Corridor as identified within the Green Infrastructure Plan adopted by Herefordshire Council and is therefore contrary to local planning policy;
- There are major concerns regarding highway safety and the proposed access and egress routes.

APPLICATION: P150053

SITE: Land at, and West of West Winds, Cholstrey Road, Leominster, Herefordshire

DESCRIPTION: Outline: Proposed 25 dwellings with garages and car spaces.

COMMENT: Recommend Refusal for the following reasons:

- The proposal goes against Policy LD3 of the adopted Herefordshire Core Strategy which requires the retention of existing Green Infrastructure corridors and linkages;
- The proposal is sited directly in the Green Corridor as designated by both the Adopted Core Strategy and the emerging Leominster Area Neighbourhood Plan;
- The background papers continue to refer to the Urban District Plan which has now been superseded by the recently adopted Herefordshire Core Strategy;
- The proposal goes against Policy LANP 10 of the emerging Leominster Area Neighbourhood Plan, currently at Regulation 16 Stage;
- The proposal goes against Policy LANP 11 of the emerging Leominster Area Neighbourhood Plan, currently at Regulation 16 Stage;
- The Leominster Area Neighbourhood Plan supports the adopted Herefordshire Core Strategy especially with regard to the protection of the Green Infrastructure Corridor.

Council also wished its previous outstanding objections to be taken into consideration:

- The application is sited in the Strategic Green Corridor as identified within the Green Infrastructure Plan adopted by Herefordshire Council and is therefore contrary to local planning policy;
- There are major concerns regarding highway safety and the proposed access and egress routes.

APPLICATION: P152653
SITE: 34 Etnam Street, Leominster HR6 8AQ
DESCRIPTION: Proposed remove bay window and install French doors. Extend kitchen and convert out-house into a holiday let.
COMMENT: No Objection

APPLICATION: P153685
SITE: 59 Bargates, Leominster HR6 8EY
DESCRIPTION: Proposed 1 storey extension comprising of 1 no. bedroom flat.
COMMENT: No Objection

APPLICATION: P153763
SITE: Leominster Construction Company, Southern Avenue, Leominster, Herefordshire HR6 0QF
DESCRIPTION: Proposed extension to fabrication building.
COMMENT: Support the application

APPLICATION: P160081
SITE: Hoarstone Coppice and Walway Wood, Ivington Park, Leominster
DESCRIPTION: Proposed routine woodland thinning to various trees
COMMENT: No Objection

APPLICATION: P160160
SITE: Unit 34b, Southern Avenue, Leominster HR6 0QF
DESCRIPTION: Proposed one bay extension for storage purposes
COMMENT: Support the application.

PH112 DECISIONS

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

Grants/Approvals

APPLICATION: P150352
SITE: 3 Bridge Street, Leominster HR6 8DU
DESCRIPTION: Proposed replacement roof tiles and lead flashing around chimney. Erection of single storey conservatory (retrospective)

COMMENT: No objection in principle subject to the agreement of the Conservation Officer with regard to the suitability of the materials being proposed.

DECISION: Approved with conditions

APPLICATION: P150353

SITE: 3 Bridge Street, Leominster HR6 8DU

DESCRIPTION: Listed Building Consent. Proposed replacement roof tiles and lead flashing around chimney. Erection of single storey conservatory (retrospective)

COMMENT: No objection in principle subject to the agreement of the Conservation Officer with regard to the suitability of the materials being proposed.

DECISION: Approved with conditions

APPLICATION: P153307

SITE: 23 Pump Piece, Leominster HR6 8HR

DESCRIPTION: Proposed two storey side extension.

COMMENT: No Objection

DECISION: Approved with conditions

APPLICATION: P153326

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

DECISION: Approved with conditions

APPLICATION: P153560

SITE: 16 Church Street, Leominster

DESCRIPTION: Proposed projecting sign and two brass plaques.

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

DECISION: Approved with conditions

APPLICATION: P153562

SITE: 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.

DECISION: Approved with conditions

APPLICATION: P153576
SITE: 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.
COMMENT: No Objection.
DECISION: Approved with conditions

APPLICATION: P150975
SITE: Grass verge outside Benedict Court, Southern Avenue
DESCRIPTION: Advertisement Consent: Proposed permanent double sided monolith site signage.
COMMENT: No objection
DECISION: Refused

APPLICATION: P143631 (Appeal Decision)
SITE: Ground floor at, 18 Burgess Street, Leominster, HR6 8DE
DESCRIPTION: Proposed change of use of ground floor commercial use to form four residential flats.
COMMENT: No Objection
DECISION: Refused

PH113 NEIGHBOURHOOD PLAN

Committee **NOTED** that the LANP had been submitted to Herefordshire Council for consultation which would close on 2nd March 2016.

PH114 HIGHWAYS

- (a) **Consultation: Draft Herefordshire Local Transport Plan 2016-31 –** Committee **RESOLVED** to ratify the official response submitted on behalf of Leominster Town Council.
- (b) **Local Transport Initiatives –** Committee **NOTED** that a meeting with neighbouring parishes was being held on Tuesday 2nd February 2016 to discuss local transport initiatives.
- (c) **Variation to Licence –** Committee was informed that a variation to the Licence for Shooters Bar Ltd, Burgess Street had been submitted. It was agreed to defer consideration of this variation whilst additional information regarding the variation had been obtained.

PH115 DATE OF NEXT MEETING

Committee **NOTED** that the next meeting would be held on Monday 22nd February 2016 at 18:00hrs in the Council Chamber, 17 West Street, Leominster HR6 8EP.

There being no other business the meeting closed at 7.52pm.

CHAIR:

DATE: