

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 20th November 2017 commencing at 19:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

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

ALSO PRESENT: Ward Cllr Stone.

OFFICER PRESENT: Town Clerk.

PH116/17 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Egan (illness), Freedland (illness), R Pendleton (civic duties) and Rumsey (illness).

PH117/17 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH118/17 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.

PH119/17 REQUESTS FOR DISPENSATIONS

There had been no requests received.

PH120/17 QUESTIONS FROM THE PUBLIC

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

PH121/17 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 6th November 2017 be agreed and signed as a correct record.

PH122/17 THE LEOMINSTER HUM

Committee noted that no further update had been received.

PH123/17 PLANNING APPLICATIONS

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

APPLICATION: P173286
SITE: 4 Millers Close, Leominster HR6 8BP
DESCRIPTION: Proposed Porch
COMMENT: No objection.

APPLICATION: P173800
SITE: Hadnock House, Widgeon Hill Farm, Hamnish, Leominster HR6 0QN
DESCRIPTION: Proposed construction of a new garage
COMMENT: No objection.

APPLICATION: P173933
SITE: 1 Corn Square, Leominster HR6 8LR
DESCRIPTION: Proposed change of use of former Tourist Information Centre (A2) to a drinking establishment (A4)
COMMENT: No objection. Committee acknowledged and supported the concerns raised by local businesses regarding the addition of s further licensed premises and the threat it may have on existing businesses.

APPLICATION: P173934
SITE: 1 Corn Square, Leominster HR6 8LR
DESCRIPTION: Listed Building Consent: Proposed change of use of former Tourist Information Centre (A2) to a drinking establishment (A4)
COMMENT: No objection. Committee acknowledged and supported the concerns raised by local businesses regarding the addition of s further licensed premises and the threat it may have on existing businesses.

APPLICATION: P174031
SITE: 7 Battlebridge Close, Leominster HR6 8TH
DESCRIPTION: Proposed conversion of existing attached garage to family room
COMMENT: No objection.

APPLICATION: P173995
SITE: Long Acre, Ebnall, Leominster HR6 9AL
DESCRIPTION: Proposed fascia sign on front of building and two standing signs on the site boundary
COMMENT: No objection.

APPLICATION: P173980
SITE: 15 Croft Street, Leominster HR6 8LA
DESCRIPTION: Non material amendment to planning permission 171308 to allow a 1 sqm increase in the footprint on the first floor to allow access into the third bedroom. Reduce the pitch of the roof on the first floor extension from 30 degrees to 20 degrees
COMMENT: Noted.

NOTE: This application has been approved.

PH124/17 DECISIONS

The following decisions made by Herefordshire Council were noted:

- APPLICATION:** P170749
SITE: Land off Ebnal Close, Leominster, Herefordshire.
DESCRIPTION: Application for removal of condition 3 of planning permission.
COMMENT: No comment.
DECISION: Approved
- APPLICATION:** P173327
SITE: Home Farm, Hennor, Leominster HR6 0QR
DESCRIPTION: Proposed new agricultural building
COMMENT: No objection subject to the following conditions being included:
- The proposal did not result in additional traffic movements;
 - The proposal complied with all the conditions put in place by the Herefordshire Council Planning Authority.
- DECISION:** Approved
- APPLICATION:** P171820
SITE: 12 Perseverance Road, Leominster, HR6 8QR
DESCRIPTION: Remove existing garage and replace with conservatory. Erect new garage on drive.
COMMENT: No objection
DECISION: Approved with conditions
- APPLICATION:** P173006
SITE: 2a Caswell Crescent, Leominster, HR6 8BE
DESCRIPTION: Proposed detached annexe ancillary to the main dwelling for accommodation for an elderly parent.
COMMENT: Recommend refusal for the following reasons:
- The proposal constitutes over-development of the site;
 - The proposal is a detached property within the curtilage of an existing property. This constitutes back-land development and is against the adopted Core Strategy policies related to extensions of dwellings;
 - The proposal is to be sited against the fence of a neighbouring property without any gap which is unacceptable and may lead to overlooking issues and privacy issues;
 - The proposal is of poor design and is out of keeping with the area both in design and location.
- DECISION:** Approved with conditions

APPLICATION: P173013
SITE: Barn at Ivingtonbury, Ivington, Leominster, HR6 0JH
DESCRIPTION: Conversion of outbuilding into residential accommodation (2no. – part retrospective)
COMMENT: No objection
DECISION: Approved with conditions

APPLICATION: P173014
SITE: Barn at Ivingtonbury, Ivington, Leominster, HR6 0JH
DESCRIPTION: Listed Building Consent: Conversion of outbuilding into residential accommodation (2no. – part retrospective)
COMMENT: No objection
DECISION: Approved with conditions

APPLICATION: P173337
SITE: Upper two floors, 30 West Street, Leominster HR6 8ES
DESCRIPTION: Notification of prior approval for a proposed change of use of building from Office Use (Class B1(a)) to a Dwellinghouse (Class C3) – to a two bed self contained maisonette. (This is a prior approval determination)
COMMENT: No objection subject to the following conditions being included:

- The provision of car parking to service the new dwelling;
- Provision was made to store waste created by the new dwelling;
- The proposal complied with all the conditions put in place by the Herefordshire Council Planning Authority.

DECISION: Prior approval not required.

APPLICATION: P173338
SITE: Rear of 30 West Street, Leominster HR6 8ES
DESCRIPTION: Notification of prior approval for a proposed change of use of building from Office Use (Class B1(a)) to a Dwellinghouse (Class C3) – three self contained one bedroom flats. (This is a prior approval determination)
COMMENT: No objection. subject to the following conditions being included:

- The provision of car parking to service the new dwelling;
- Provision was made to store waste created by the new dwelling;
- The proposal complied with all the conditions put in place by the Herefordshire Council Planning Authority.

DECISION: Prior approval not required.

PH125/17 PLANNING, HIGHWAYS AND PARKING MATTERS

- (a) **Highway Matters** – The following matters were raised:
- Concerns had been raised by residents at Laurels Court, Westfield Walk, regarding vehicles parking and blocking the access. The matter would be raised with Highways;
 - It was agreed to enquire why the new Traffic Regulation Order to install double yellow lines in Etnam Street had not be actioned;
 - It was noted that the proposed crossing in Bridge Street had not been completed;
 - It was agreed to ask for an update regarding the repairs to the railings damaged by a lorry at the level crossing;
 - It was agreed to establish the ownership of the piece of land on the corner of New Street and Lugg Way, and to establish what the future plans were for this area.

PH126/17 LEOMINSTER AREA NEIGHBOURHOOD PLAN

The Plan was currently out to public consultation, which Herefordshire Council was overseeing. The consultation would close on 14th December 2017. Copies of the document would be available from the Council Offices and the Library.

PH127/17 DATE OF NEXT MEETING

Committee **NOTED** that the next meeting would be held on Monday 4th December 2017 at 19:00hrs in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 7:23pm.

CHAIR:

DATE: