

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 23rd January 2017 commencing at 19:00 hours in the Council Offices, 17 West Street, Leominster HR6 8EP.

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

ALSO PRESENT: Seven members of the public.

OFFICERS PRESENT: Town Clerk.

PH117/16 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Barton (work), Freedland (illness) and Taylor.

PH118/16 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH119/16 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH120/16 QUESTIONS FROM THE PUBLIC

Seven members of the public were present regarding the proposed prohibition of waiting, loading and unloading at any time in Etnam Street. Concern was expressed regarding the consultation process to be carried out by Balfour Beatty and Herefordshire Council with local residents.

Committee assured those present that it would request a full consultation with local residents prior to any Traffic Regulation Order being submitted. Residents were encouraged to contact the Clerk, who would provide them with the information received and relevant contact details.

It was agreed to bring forward this item for consideration and discussion.

PH121/16 HIGHWAY MATTERS

- (a) **Etnam Street and Pinsley Road** – Committee considered the proposal to prohibit waiting, loading and unloading at any time in Etnam Street, Leominster and to prohibit waiting at any time and the introduction of an additional residents' permit parking bay in Pinsley Road, Leominster. Schematic drawings were provided.

Following consideration Committee **RESOLVED:**

- To request Herefordshire Council and Balfour Beatty to carry out a comprehensive public consultation with local residents;

- Request that the proposal is put on hold until that consultation is completed.

With regard to the proposal relating to Pinsley Road Committee
RESOLVED to fully support this.

PH122/16 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 9th January 2017 be agreed and signed as a correct record.

PH123/16 THE LEOMINSTER HUM

Committee noted that a meeting had been organised to discuss the results of the BPI Noise Survey recently carried out by RPS Ltd. Cllrs R Pendleton, J Bartlett and J Rumsey would attend on behalf of the Town Council.

PH124/16 PLANNING APPLICATIONS

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

APPLICATION: P164015
SITE: 46 South Street, Leominster
DESCRIPTION: Proposed change of use of ground floor shop into flat
COMMENT: Support the application

APPLICATION: P164154
SITE: Brantwood, Hereford Road, Leominster HR6 8JU
DESCRIPTION: Proposed rear extension
COMMENT: No objection

APPLICATION: P170026
SITE: The Spinney, Ginhall Lane, Leominster HR6 8RD
DESCRIPTION: Works to various trees
COMMENT: Defer response until the Parish Tree Warden had carried out an inspection of the trees and assessed what was being proposed.

APPLICATION: P170052
SITE: 30 South Street, Leominster HR6 8JB
DESCRIPTION: Complete removal of copper beech tree
COMMENT: Committee wished to object to this proposal. The tree was a landmark tree of significance in Leominster and should be conserved. Prior to any decision being made Herefordshire Council was urged to carry out a full arboricultural inspection of the tree by an expert arboriculturalist.

PH125/16 DECISIONS

The following decisions by Herefordshire Council were noted.

Grants/Approvals

APPLICATION: P161486

SITE: Land at Pinfarthings, Off North Mappenors Lane, Leominster, Herefordshire.

DESCRIPTION: Outline application for residential development of up to 21 dwellings with means of access.

COMMENT: Recommend refusal for the following reasons:

- The proposal would create unacceptable traffic hazards in Green Lane and Bargates;
- The proposal would exacerbate the poor air quality at the Bargates junction;
- The number of traffic movements would be too great for the current low level of highway infrastructure, especially on Green Lane and Bargates;
- The junction of Green Lane and Ginhall Lane is unsuitable for any additional traffic movements.

DECISION: Approved with conditions.

APPLICATION: P162801

SITE: West Eaton Dementia Care Home, Leominster, Herefordshire, HR6 0QJ

DESCRIPTION: Demolition of existing conservatory and construction of two single storey day room extensions to existing dementia nursing care home.

COMMENT: No objection

DECISION: Approved with conditions.

APPLICATION: P163586

SITE: Land to the rear of 38 Buckfield Road, Leominster, Herefordshire.

DESCRIPTION: Propose to remove trees.

COMMENT: This application is misleading and contains a number of errors in it, including the ownership of the trees, which is not Leominster Town Council. It is recommended that the application is returned to the applicants and that the true owner of the land the trees are located is identified prior to this being progressed further.

DECISION: Trees covered by TPO – Consent

APPLICATION: P163507

SITE: Fern Bank, 9 Pierrepont, Leominster, Herefordshire, HR6 8RB

DESCRIPTION: Remove retaining wall and steps. Build new retaining wall, steps and tarmac area to provide off road parking for two vehicles.

COMMENT: No objection.

DECISION: Approved with conditions.

APPLICATION: P163614

SITE: J Mart Warehouse Church Building, Burgess Street, Leominster, Herefordshire, HR6 8DE
DESCRIPTION: Propose to cover existing yard, outside sales area.
COMMENT: No objection subject to the comments from Welsh Water.
DECISION: Approved with conditions.

PH126/16 HIGHWAYS

- (a) **Public Realm Update** – Committee considered the Leominster Public Realm Initial Feasibility Report, Version 1.0 carried out by Balfour Beatty. Of concern were the proposed materials being suggested. Initial investigations had been undertaken regarding suitable materials and layout. One suggestion put forward was the option of cobbles set in a square base.

Following consideration and full discussion, Committee **RESOLVED** that it would reject the report as it was totally inadequate. It was agreed to submit the following comments:

- The draft report was very light in content and did not adequately reflect the poor state of the highway network within the town centre;
- Despite a number of falls by pedestrians in the town centre being recorded, none of the hazards identified within the report were considered high priority;
- A significant number of trip hazards had not been identified or recorded;
- Concern was expressed regarding the constant watering reference made to the various planters. These planters all had water reservoirs and would not contribute to damage.

It was further **RESOLVED** to submit a full response to the study, to reiterate that the upgrading of the town centre public realm should be a S106 priority and to request a meeting with Herefordshire Council, Balfour Beatty and the Town Council to discuss the future options regarding management, maintenance and upgrading of the town centre public realm.

- (b) **Highway Repairs** – Committee noted that essential pothole repairs had been carried out along Ryelands Road on 20th January 2017. Concern was expressed that the works undertaken appeared to be failing and it was agreed to highlight this issue to the Herefordshire Council.

PH127/16 PARKING MATTERS

- (a) **Electrical Vehicle Parking and Charging, Etnam Street** – Committee considered the proposal by Herefordshire Council to charge to use the charging point in Etnam Street due to reported misuse by users and **RESOLVED** to support this proposal.

PH128/16 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 13th February 2017 at 19:00hrs in the Council Chamber, 17 West Street, Leominster HR6 8EP.

There being no other business, the meeting closed at 7:44pm.

CHAIR:

DATE: