



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Friday 29th April 2016

To: All Members of the Planning & Highways Committee:
Councillors R Pendleton (Chair), Bartlett (Vice-Chair), Barton, Davies, Gibson,
Lacey, Marsh, Rosser, Rumsey, Taylor and Thomas.
(Copies to other Councillors for information)

NOTICE OF MEETING

You are hereby summoned to attend a meeting of the **Planning & Highways Committee** to be held on **Monday 9th May 2016** commencing at **19:00 hours** in the Council Offices, 17 West Street, Leominster HR6 8EP.

Paul Russell
TOWN CLERK

AGENDA

1. APOLOGIES FOR ABSENCE

Schedule 12 of the Local Government Act 1972 requires a record be kept of the members present and that this record form part of the minutes of the meeting. Members who cannot attend a meeting should tender apologies to the Town Clerk as it is usual for the grounds upon which apologies are tendered also to be recorded. Under Section 85(1) of the Local Government Act 1972, members present must decide whether the reason(s) for a member's absence are acceptable.

2. DECLARATIONS OF INTEREST

Under the Localism Act 2011 (sections 26-37 and Schedule 4) and in accordance with the Council's Code of Conduct, members are required to declare any interests which are not currently entered in the member's register of interests or if he/she has not notified the Monitoring Officer of it.

3. REQUESTS FOR DISPENSATIONS

To consider requests for dispensations (must be notified in writing).

4. QUESTIONS FROM THE PUBLIC (maximum 15 minutes)

To receive questions and statements from members of the public as provided for in Standing Orders.

5. MINUTES OF PREVIOUS MEETING

To receive and approve as a correct record the minutes of the Planning & Highways Committee meeting held on 18th April 2016 (**attached**).



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6. PLANNING APPLICATIONS

The following applications have been received from the Planning Authority and require comment:

APPLICATION: P160975

SITE : Brierley Court Hop Farm, Brierley Lane, Brierley

DESCRIPTION: Erection of 3,000 M3 cylinder heat storage tank associated with existing poly tunnels

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=160975&search=p160975>

APPLICATION: P161073

SITE : 109 Bargates, Leominster HR6 8QS

DESCRIPTION: Works to Trees in a Conservation Area. Works to 5 trees

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=161073&search=p161073>

APPLICATION: P161082

SITE : Ground Floor, 18 Burgess Street, Leominster HR6 8DE

DESCRIPTION: Change of use of ground floor commercial unit to form four residential flats and an amendment to street front fenestration only in sympathy with historic surroundings.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=161082&search=p161082>

APPLICATION: P161153

SITE : Brierley Court Barns, Brierley Lane, Brierley HR6 0NU

DESCRIPTION: Non material amendment of planning permission P150472

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=161153&search=p161153>

7. DECISIONS

The following decisions have been made by Herefordshire Council.

Grants/Approvals

APPLICATION: P160338

SITE : Martin Croft, Upper Ivington, Leominster HR6 0JN

DESCRIPTION: Proposed single storey side extension.

COMMENT: No objection

DECISION: Approved with conditions

APPLICATION: P160550

SITE : 37 High Street, Leominster HR6 8LZ

DESCRIPTION: Proposed change of use from A1 to A3 usage.



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COMMENT: No objection subject to the adherence to the relevant health and hygiene rules and regulations.

DECISION: Approved with conditions

APPLICATION: P160553

SITE : Land at Brick House Farm, Brierley, Leominster HR6 0NT

DESCRIPTION: Demolition of a group of redundant agricultural buildings and development of four dwellings

COMMENT: No objection subject to the negotiation of an S106 agreement which assures investment in Leominster.

DECISION: Approved with conditions

APPLICATION: P160717

SITE : Plot 4, Brunel Road, Leominster Enterprise Park

DESCRIPTION: Proposed building for B1 and B8 use.

COMMENT: Support the application

DECISION: Approved with conditions

APPLICATION: P160509

SITE : 1 Cygnus House, Black Swan Walk, Leominster

DESCRIPTION: Prior approval offices to residential.

COMMENT: No objection

DECISION: Prior approval not required.

APPLICATION: P160840

SITE : Home Farm, Hennor, Leominster HR6 0QR

DESCRIPTION: Proposed agricultural building for hay, straw and machinery.

COMMENT: No objection

DECISION: Prior approval not required.

Refusals

APPLICATION: P160625

SITE : 40 Far Meadow Road, Leominster HR6 9AB

DESCRIPTION: Proposed alterations and extension.

COMMENT: No objection

DECISION: Refused

8. NEIGHBOURHOOD PLAN

To receive an update of the meeting with Herefordshire Council on 28th April 2016. Please see the attached note.

9. HIGHWAYS

(a) Local Transport Initiatives – To receive an update if available.

10. THE HUM

To receive an update and discuss options regarding this matter.



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11. DATE OF NEXT MEETING

The next meeting would be held on Monday 6th June at 19:00hrs in the Council Chamber, 17 West Street, Leominster HR6 8EP.

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 18th April 2016 commencing at 19:00 hours in the Council Offices, 17 West Street, Leominster HR6 8EP.

MEMBERS PRESENT: Councillors R Pendleton (Chair), Bartlett, Barton, Gibson, Lacey, Rosser and Thomas.

ALSO PRESENT: Ward Cllr McCaull and Stone.

OFFICERS PRESENT: Town Clerk.

PH149 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Davies (personal), Marsh (personal), Rumsey (work) and Taylor (work)

PH150 DECLARATIONS OF INTEREST

There were no Declaration of Interest made.

PH151 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH152 QUESTIONS FROM THE PUBLIC

There were no questions raised.

PH153 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 4th April 2016 be agreed and signed as a correct record.

PH154 PLANNING APPLICATIONS

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

APPLICATION: P160914

SITE : 17-19 High Street, Leominster HR6 8LZ

DESCRIPTION: Proposed conversion of upper floors into self contained 2 bed maisonettes and sub-division of ground floor shop.

COMMENT: No objection subject to confirmation that space had been allocated for the storage of refuse which was sited away from the living areas and the kitchen.

APPLICATION: P160915

SITE : 17-19 High Street, Leominster HR6 8LZ

DESCRIPTION: Listed Building Consent: Proposed conversion of upper floors into self contained 2 bed maisonettes and sub-division of ground floor shop.

COMMENT: No objection subject to confirmation that space had been allocated for the storage of refuse which was sited away from the living areas and the kitchen.

APPLICATION: P160961

SITE : 21 Woodfen Crescent, Leominster HR6 8SS

DESCRIPTION: Works to Trees covered by TPO: Giant Redwood – crown lifting to increase ground clearance preventing boundary obstructions and allow more light under canopy.

COMMENT: Committee considered that the application did not include sufficient detail of the proposed works to be carried out and requested that additional details be provided regarding the proposed works along with photographic information.

APPLICATION: P160970

SITE : 1 Wharton Lane Cottages, Wharton Lane, Leominster HR6 0NX

DESCRIPTION: Proposed single storey rear extension

COMMENT: No objection

APPLICATION: P161010

SITE : 189 Ridgemoor Road, Leominster HR6 8UH

DESCRIPTION: Works to Trees covered by TPO: Works to overhanging trees.

COMMENT: Committee considered that the application did not include sufficient detail of the proposed works to be carried out and could only be considered if a detailed application was submitted.

PH155 DECISIONS

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

Grants/Approvals

APPLICATION: P160338

SITE : Martin Croft, Upper Ivington, Leominster HR6 0JN

DESCRIPTION: Proposed single storey side extension.

COMMENT: No objection

DECISION: Approved with conditions

APPLICATION: P160840

SITE : Home Farm, Hennor, Leominster HR6 0QR

DESCRIPTION: Proposed agricultural building for hay, straw and machinery.

COMMENT: No objection

DECISION: Approval not required

- (b) **CIL Preliminary Draft Charging Schedule** – Committee considered the proposed CIL consultation documentation and, following an in-depth discussion, **RESOLVED** that it would not submit additional comments.

PH156 NEIGHBOURHOOD PLAN

Committee noted that a meeting had been arranged with Herefordshire Council on 28th April 2016 at Blueschool House, Hereford, at 10am with key services providers. Cllrs Norman, Lacey, Bartlett Thomas and R Pendleton confirmed attendance.

Committee noted that with regard to bullet point 4 of its previous response any amendments to the plan would result in the need for a re-consultation under Regulation 16.

PH157 HIGHWAYS

- (a) **Local Transport Initiatives** – Committee noted that a further £1,000 had been allocated to the retention of the 490 bus service from Richards Castle (Herefordshire). This was in addition to the £2,000 from the Town Council. The service would continue to operate on its existing timetable.

A proposal had now been received from Community Wheels regarding an alternative operation to cover the now discontinued 427 service and was currently being considered by the interested parties.

PH158 THE HUM

Committee noted that confirmation had been received from BPI that once the reports it had commissioned had been received they would be in contact to arrange a meeting between the Town Council, Herefordshire Council and themselves to discuss any issues.

PH159 DATE OF NEXT MEETING

The next meeting would be held on Monday 9th May 2016 at 19:00hrs in the Council Chamber, 17 West Street, Leominster HR6 8EP.

There being no other business the meeting closed at 7:00pm.

CHAIR:

DATE:

LEOMINSTER TOWN COUNCIL

LEOMINSTER AREA NEIGHBOURHOOD PLAN (LANP)

Draft Notes of the meeting between Herefordshire Council Forward Planning & Highways and the Town Council with regard to Regulation 16 of the Leominster Area Neighbourhood Plan held on Thursday 28th April 2016.

HEREFORDSHIRE COUNCIL: Samantha Banks (Neighbourhood Planning), Kevin Singleton and Angela Newey (Strategic Planning), Andrew Banks (Development Management), Jeremy Callard and Matthew Howells (Transportation).

COUNCILLORS: Ward Cllrs Bartlett, McCaull and Norman. Town Cllrs Lacey, R Pendleton and Thomas.

OTHERS: P Ellis (Chair LANP) and P Russell (Town Clerk)

1. LINK ROAD, SUE, LANP1

- 1.1 The meeting had an in-depth discussion concerning the provision of the proposed southern link road. Herefordshire Council stated that Policy LANP1 of the Neighbourhood Plan was not in general conformity with the adopted Herefordshire Core Strategy LA1, LA2 and appendix 4. This was robustly challenged.
- 1.2 It was considered essential by Leominster that the link road should be built prior to the development of the 1,500 dwellings proposed in the Southern Urban Expansion area (SUE). A number of reasons were cited including the pollution issues at Bargates which did not meet EU emission standards.
- 1.3 It was agreed that a compromise regarding the mechanism to deliver the Link Road be investigated. A commitment had been previously given by Herefordshire Council (HC) to investigate funding options. It appeared that this had not progressed.
- 1.4 The following outline agreement was reached with regard to the southern link road:
 - HC would investigate funding sources to help deliver the link road. This would include grant funding and loan options;
 - A business case would be developed in order to apply for grants and loans;
 - Development of up to 180 dwellings would be encouraged at the eastern end of the SUE only prior to the link road being delivered to help fund the initial loan instalment from the CIL/S106 agreement;
 - Further to any further development and occupation over 180 dwellings the link road would be completed;
 - Policy LANP1 would be reworded to encompass the above.
- 1.5 It was agreed to amend the following policies:

- LANP11 Local Green Spaces. This needed to conform with the NPPF. A table of green spaces would be developed and green spaces identified and listed along with the justification for retaining those green spaces;
- Energy Efficiency. This would be amended to meet the minimum requirements;
- Settlement boundaries. Settlement boundaries would be drawn round the three RA2 settlements and would include the proposed SUE;
- Policy LANP2 would be amended as proposed;
- Policy LANP5 homes in the countryside would be amended as agreed;
- Policy LANP9 retail would be amended to include additional growth for Leominster.

1.6 The next steps would be as follows for the LANP:

- Redraft LANP as agreed;
- Send out for review;
- Subject to agreement a further meeting would be held in the next 6-8 weeks;
- Following final agreement a further 6 week consultation would be held prior to the LANP undergoing examination;
- With regard to funding it was agreed to find out if there was any remaining Front Runner Funding/Localities funding.