



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Wednesday 23rd November 2016

To: All Members of the Planning & Highways Committee:
Councillors R Pendleton (Chair), Thomas (Vice-Chair), Barton, Davies,
Freedland, Lacey, A Pendleton, Rosser, Rumsey and Taylor.
(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 28th November 2016** commencing at **18:00 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 7th November 2016 (**attached**).
- 6. THE LEOMINSTER HUM**
To receive an update regarding the Hum.



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7. PLANNING APPLICATIONS

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

- APPLICATION:** P163285 (*deferred from previous meeting on 7th Nov*)
SITE: Brook Hall, 27 Broad Street, Leominster, Herefordshire, HR6 8BT
DESCRIPTION: Proposed conversion of ground and first floors into 4 self-contained flats.
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=163403&search=p163285>
- APPLICATION:** P163287 (*deferred from previous meeting on 7th Nov*)
SITE: Brook Hall, 27 Broad Street, Leominster, Herefordshire, HR6 8BT
DESCRIPTION: Proposed conversion of ground and first floors into 4 self-contained flats.
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=163403&search=p1632857>
- APPLICATION:** P163403
SITE: Gable End, Ashfield Lane, Leominster, Herefordshire, HR6 8RG
DESCRIPTION: Proposed change of height to existing boundary wall.
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=163403&search=p163403>
- APPLICATION:** P163445
SITE ADDRESS: Land at Eaton Hill, Leominster, Herefordshire, HR6 0DG.
DESCRIPTION: Proposed dwelling.
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=163445&search=P163445>
- APPLICATION:** P161181
SITE: Land at Chipps House, Ivington, Leominster, Herefordshire, HR6 0JH
DESCRIPTION: Application amendment - alteration of Chipps House to create three apartments. Demolition of modern farm buildings and the conversion of and extension to the remaining barns to create four dwellings.
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=161181&search=p161181>



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- APPLICATION:** P161180
SITE: Land at Chipps House, Ivington, Leominster, Herefordshire, HR6 0JH
DESCRIPTION: Application amendment - Alteration of Chipps House to create three apartments. Demolition of modern farm buildings and the conversion of and extension to the remaining barns to create four dwellings.
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=161180&search=p161180>
- APPLICATION:** P163042
SITE: Shop, 1-3 Castlefields, Leominster, Herefordshire, HR6 8BG
DESCRIPTION: Change of use part of the shop to hot food takeaway (use class A5) and the installation of an extraction flue.
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=163042&search=p163042>
- 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.
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=163507&search=p163507>
- APPLICATION:** P163586
SITE: Land to the rear of 38 Buckfield Road, Leominster, Herefordshire.
DESCRIPTION: Propose to remove trees.
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=163586&search=p163586>
- APPLICATION:** P163653
SITE: Wellswood House, 149 Bargates, Leominster, Herefordshire, HR6 8QT
DESCRIPTION: Propose to fell Copper Beech (T1) and replant with one standard Beech at other end of garden.
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=163653&search=p163653>



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APPLICATION: P163562
SITE: Land between Wharton Cottage and Bannut Tree Cottage, Wharton, Leominster, Herefordshire.
DESCRIPTION: Application for approval of reserved matters following outline approval (P140570/O).
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=163562&search=p163562>

8. DECISIONS

The following decisions have been made by Herefordshire Council.

Grants/Approvals

APPLICATION: P162547
SITE: 6 Land at Copper Beech Close, Leominster, Herefordshire, HR6 8LE
DESCRIPTION: Proposed single storey dwelling.
COMMENT: The Committee had no objection to the proposal, provided that no concerns were raised after review by the Council's Tree Warden.
DECISION: Approved with conditions.

APPLICATION: P162680
SITE ADDRESS: 40 Far Meadow Road, Leominster, Herefordshire, HR6 9AB
DESCRIPTION: Proposed alterations and extensions to front and rear of dwelling.
COMMENT: No objection
DECISION: Approved with conditions.

APPLICATION: P161937
SITE: Site at The Birdcage, Barons Cross Road, Leominster, Herefordshire.
DESCRIPTION: Proposed erection of a pair of semidetached houses.
COMMENT: No objection
DECISION: Approved with conditions.

APPLICATION: P162925
SITE: Arkwright Court, Leominster, Herefordshire, HR6 8NF
DESCRIPTION: Work to 6 trees.
COMMENT: No objection subject to the views of the Tree Warden.
DECISION: Approved.

APPLICATION: P163003
SITE: Flat at 2 New Street, Leominster, Herefordshire.
DESCRIPTION: Part change of use of Flat (C3) to Funeral Directors (A1) Flat reduced from 4 bedrooms to 2 bedrooms.
COMMENT: No objection
DECISION: Approved with conditions.



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APPLICATION: P162881
SITE: Unit 17, Evans Business Centre, Brunel Road,
Leominster, Herefordshire, HR6 0LX
DESCRIPTION: Change of use to add A1 to Industrial unit with existing
B1, B2 & B8.
COMMENT: No objection
DECISION: Approved with conditions.

APPLICATION: P161133
SITE: Land at Church View, Ivington, Leominster, Herefordshire
DESCRIPTION: Outline application for two number three bedroomed semi-
detached properties, improved access and courtyard
parking.
COMMENT: Recommend refusal, as there was a real concern that
there was strong evidence of historical flooding in this
area and it was recommended that the applicant revisit
the Flood Report.
DECISION: Approved with conditions.

APPLICATION: P163043
SITE: 6 Chequers Inn, Etnam Street, Leominster, Herefordshire,
HR6 8AE
DESCRIPTION: Proposed new link and porch area and alterations to
existing toilet areas.
COMMENT: No objection
DECISION: Approved with conditions.

APPLICATION: P163044
SITE: 6 Chequers Inn, Etnam Street, Leominster, Herefordshire,
HR6 8AE
DESCRIPTION: Proposed new link and porch area and alterations to
existing toilet areas.
COMMENT: No objection
DECISION: Approved with conditions.

Refusals

APPLICATION: P161696
SITE: 39 Broad Street, Leominster, Herefordshire, HR6 8DD
DESCRIPTION: Proposed conversion of existing building to 3 residential
units. Rear extension to first and second floor. Roof
alteration to provide top covering to extension. Remove
existing chimney stacks.
COMMENT: No objection provided adequate storage was provided for
waste.
DECISION: Application refused.

APPLICATION: P161697
SITE: 39 Broad Street, Leominster, Herefordshire, HR6 8DD



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DESCRIPTION: Proposed conversion of existing building to 3 residential units. Rear; extension to first and second floor. Roof alteration to provide top; covering to extension. Remove existing chimney stacks.

COMMENT: No objection provided adequate storage was provided for waste.

DECISION: Application refused.

9. HIGHWAYS

(a) **Bargates Traffic Lights** – A number of concerns have been raised regarding the decision by Herefordshire Council and Balfour Beatty not to replace the barriers at this junction outside the Fish & Chip shop. The following response has been received:

- The works at Bargates went through a rigorous design process in line with national guidance and standards. It also was subject to a safety audit which would have considered any safety implications.
- Before the recent improvements to the junction, the presence of the barriers, along with the presence of flower planters placed on these barriers, reduced the effective width of the footway. The design took this into account and hence the decision to remove the barriers was taken.
- It is the opinion of the BBLP design and build team and the Officer that the design is safe and the risk of incident related to the removal of the barriers is low. At this stage there is no reason to consider the reinstatement of the barrier.

(b) **ZC137/P141022** – A meeting took place on Tuesday 14th November 2016 with the Site Agent and the PROW Officer when it was agreed that a diversion order would be requested. Unfortunately, due to health & safety concerns the footpath cannot be reopened. Building is expected to be completed by July 2017.

(c) **S106** – A report from Yvonne Coleman has previously been distributed.

(d) **Flood Risk Management Strategy** – A public consultation, which ends on 30th January 2017, on the Local Flood Risk Management Strategy for Herefordshire Council has commenced. The strategy sets out five key objectives for managing local flood risk:

- Understand flood risks throughout Herefordshire
- Manage the likelihood and impacts of flooding
- Help the community to help themselves
- Manage flood warnings, response and recovery
- Promote sustainable and appropriate development

10. DATE OF NEXT MEETING

The next meeting will be held on Monday 19th December at 18:00hrs in the Council Chamber, 11 Corn Square, Leominster HR6 8YP.

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 7th November 2016 commencing at 19:00 hours in the Council Offices, 17 West Street, Leominster HR6 8EP.

MEMBERS PRESENT: Councillors R Pendleton (Chair), Thomas (Vice Chair), Barton, Davies, Freedland, Lacey, A Pendleton and Rumsey.

OFFICERS PRESENT: Town Clerk.

PH77/16 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Rosser and Taylor.

PH78/16 DECLARATIONS OF INTEREST

The following Declarations of Interest was made:

- Cllr Lacey: Personal representation re P163211

PH79/16 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH80/16 QUESTIONS FROM THE PUBLIC

There was one member of the public present. No representations were received.

PH81/16 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 10th October 2016 be agreed and signed as a correct record.

Committee noted that the Tree Warden had visited the site related to P162925 and confirmed that the trees did require attention.

It was agreed to request Cllr Rosser to visit the residents of Eaton Close regarding Minute PH75/16(b).

PH82/16 THE LEOMINSTER HUM

No further information had been received following the completion of the noise survey. It was agreed to:

- Arrange a visit of the factory by Cllrs R Pendleton, Rumsey and Thomas as soon as possible;
- Request a copy of the final noise report from BPI;
- Request that a meeting between BPI, Herefordshire Council, Leominster Town Council and residents representatives be arranged as soon as possible.

PH83/16 PLANNING APPLICATIONS

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

APPLICATION: P163078

SITE: Petrol Filling Station, Morrisons Supermarket, Barons Cross Road, Leominster, Herefordshire, HR6 8RH

DESCRIPTION: Proposed side extension to an existing PFS Kiosk. The extension will provide additional retail space. The proposed materials to be brickwork to match the existing PFS Kiosk, air & vac relocated and 5no. new parking bays.

COMMENT: No objection

APPLICATION: P163211

SITE ADDRESS: Land off Ginhall Lane, Leominster.

DESCRIPTION: Proposed 22 no dwellings with garages and parking.

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 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.

If Herefordshire Council is minded to approve this application Leominster Town Council wishes the following items to be included in any S106 agreement negotiated:

- S106 contribution to enhance the public footpath to the rear of the Buckfield Estate know as Ginhall

Green/Linear Park. Current estimates for the refurbishment of this footpath is in the region of £10,000;

- S106 contributions to the two play areas on Ginhall Green/Linear Park. Funding would be used to enhance the existing equipment, improve play value and safer surfacing;
- Improvements to the highway along Ginhall Lane including the implementation of a speed limit, relevant TRO and carriageway improvements;
- A contribution towards a pedestrian crossing along the A44 to improve access and safety to the local supermarket.

APPLICATION: P163043

SITE: Chequers Inn, Etnam Street, Leominster, Herefordshire, HR6 8AE

DESCRIPTION: Proposed new link and porch area and alterations to existing toilet areas.

COMMENT: No objection

APPLICATION: P163046

SITE: Flats 1-79 Paradise Court, 1-6 Paradise Terrace, 32 & 34 Bridge Street, Paradise Court, Leominster, Herefordshire, HR6 8DY

DESCRIPTION: Replacement of all windows and patio doors.

COMMENT: No objection subject to the views of the Conservation officer and the structure meeting building regulations.

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

APPLICATION: P163196

SITE: 1 Broad Street, Leominster, Herefordshire, HR6 8BU

DESCRIPTION: Replacement of the existing 'HSBC' signage with 'HSBC UK' equivalents.

COMMENT: No objection

APPLICATION: P163197

SITE: 1 Broad Street, Leominster, Herefordshire, HR6 8BU.

DESCRIPTION: Replacement of the existing 'HSBC' signage with 'HSBC UK' equivalents.

COMMENT: No objection

APPLICATION: P163285
SITE: Brook Hall, 27 Broad Street, Leominster, Herefordshire, HR6 8BT
DESCRIPTION: Proposed conversion of ground and first floors into 4 self-contained flats.
COMMENT: Consideration of this application was deferred until a site visit had been undertaken.

APPLICATION: P163287
SITE: Brook Hall, 27 Broad Street, Leominster, Herefordshire, HR6 8BT
DESCRIPTION: Proposed conversion of ground and first floors into 4 self-contained flats.
COMMENT: Consideration of this application was deferred until a site visit had been undertaken.

PH84/16 DECISIONS

The following decisions have been made by Herefordshire Council.

Grants/Approvals

APPLICATION: P161680
SITE: 3 Hereford Road, Leominster, Herefordshire, HR6 8JS.
DESCRIPTION: Proposed ground floor extension.
COMMENT: No objection.
DECISION: Approved with conditions.

APPLICATION: P161766
SITE: 1 Hope Cottages, Aldermans Meadow, Leominster, Herefordshire HR6 8LB
DESCRIPTION: Freestanding garage converted to be used for a dog grooming parlour and utility/laundry area (Retrospective).
COMMENT: No objection.
DECISION: Approved with conditions.

APPLICATION: P162378
SITE ADDRESS: Westgate House, Westgate, Leominster HR6 8SA
DESCRIPTION: Removal of the current rear upvc conservatory and extend the kitchen by 3 metres to the side, into the currently occupied conservatory area. The remaining area of the removed conservatory will be returned to garden space. Small log store. Veranda across the front of the house. Fully landscaped garden area.
COMMENT: No objection.
DECISION: Approved with conditions.

APPLICATION: P162536
SITE: The Toll House, 23 Ryelands Road, Leominster HR6 8PN
DESCRIPTION: Extension of existing dropped kerb by 4 metres.
COMMENT: No objection.
DECISION: Approved with conditions.

APPLICATION: P162537
SITE: The Toll House, 23 Ryelands Road, Leominster HR6 8PN
DESCRIPTION: LBC: Extension of existing dropped kerb by 4 metres.
COMMENT: No objection.
DECISION: Approved with conditions.

APPLICATION: P162775
SITE: Grange House, The Grange, Leominster, Herefordshire, HR6 8AE
DESCRIPTION: Works to Trees in a Conservation Area - fell Silver Birch.
COMMENT: No objection.
DECISION: Approved with conditions.

APPLICATION: P162776
SITE: Garden Cottage, Etnam Street, Leominster, Herefordshire, HR6 8AE
DESCRIPTION: Works to Trees in a Conservation Area – fell Hawthorne.
COMMENT: No objection subject to the views of the Parish Tree Warden
DECISION: Approved with conditions.

Refusals

APPLICATION: P162594
SITE: Units 15 to 20 Croft Business Park, Leominster
DESCRIPTION: (Retrospective) Link building and slight alterations to elevations.
COMMENT: This application was considered previously under minute PH51/16. Committee resolved to object to this retrospective planning application, due to the negative impact on local residents and concerns that the building does not conform to stipulations outlined in the original planning permission.
DECISION: Application refused

PH84/16 HIGHWAYS

- (a) **Public Realm Improvements** – Committee was updated with progress to date. The Lead Member from Herefordshire Council had attended a meeting on 10th October 2016 along with a number of Balfour Beatty Traffic Engineers. The first draft proposal is still awaited from Balfour Beatty but it is hoped tis will be available soon.

It was noted that a request was being submitted to Herefordshire Council to request funding for this scheme from the Amey refund recently secured.

- (b) **ZC137/P141022** – A request for a meeting with the developer and Herefordshire Council had been requested to discuss the existing route of the footpath, possible access during construction and a variation. An initial response indicated that this may not be possible but the matter would be pursued.

- (c) **S106 Meeting** – Council noted that a meeting had been held with Yvonne Coleman to discuss the Town Council’s involvement in the development of S106 agreements on Monday 31st October 2016. A report was tabled which was noted. It was agreed to distribute this report to all members of the Council.

It was agreed that in future the Committee would indicate what it would like to be considered as part of any S106 negotiations whether or not it supported the relevant application.

It was further agreed to put the proposal forward to Full Council regarding future maintenance of open spaces and play areas that may be developed as part of future developments in Leominster.

PH85/16 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 28th November at 18:00hrs. The venue was still to be confirmed but it would be held either in the Council Chamber, 17 West Street, Leominster HR6 8EP or 11 Corn Square, Leominster HR6 8YP.

There being no other business, the meeting closed at 8:05pm.

CHAIR:

DATE: