



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 30th February 2018

To: All Members of the Planning & Highways Committee:
Councillors Thomas (Chair), Rosser (Vice-Chair), Bartlett, Davies, Egan,
Freedland, J Herschy, R Pendleton, Preece and Rumsey.
(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 26th March 2018** commencing at **18:00 hours** in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

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. HEREFORDSHIRE COUNCIL MEMBERS**
To consider resolving 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 is on the basis that the views expressed are preliminary views taking account of the information currently available to the Town Council and that County Councillors reserve their final views on all applications until they are in full possession of all relevant information both for and against.
- 4. REQUESTS FOR DISPENSATIONS**
To consider requests for dispensations (must be notified in writing).
- 5. QUESTIONS FROM THE PUBLIC (maximum 15 minutes)**
To receive questions and statements from members of the public as provided for in Standing Orders.



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6. MINUTES OF PREVIOUS MEETING

To receive and approve as a correct record the minutes of the Planning & Highways Committee meeting held on 5th March 2018.

7. PLANNING APPLICATIONS

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

APPLICATION: P172845
SITE: Stag Batch House, Monkland Rd, Leominster HR6 9DA
DESCRIPTION: Amended: Proposed erection of two table chicken buildings and associated works.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=172845&search=172845

APPLICATION: P180747
SITE: Electricity line at Long Acres, Ebnall HR6 9AL
DESCRIPTION: Proposed upgrade of existing 2 wire 11,000 volt overhead line to 3 wire line.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=180747&search=180747

APPLICATION: P180808
SITE: Orchard House, 3 Presbytery Cl, Leominster HR6 8QP
DESCRIPTION: Proposed two storey side extension and garden shed.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=180808&search=180808

APPLICATION: P180960
SITE: Ashfield House Residential Home, Bargates, Leominster HR6 8QU
DESCRIPTION: Work to Cedar Tree.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=180960&search=180960

APPLICATION: P180561
SITE: 30 Middlemarch, Leominster HR6 8UR
DESCRIPTION: Proposed light weight tiled roof conservatory to the rear elevation.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=180561&search=180561



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APPLICATION: P180739
SITE: Land adjoining Hengrave Green, Ivington HR6 0JL
DESCRIPTION: Application for approval of reserved matters following outline approval 161189 (erection of 7 dwellings with associated vehicular access, parking and landscaping)
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=180739&search=180739

APPLICATION: P180984
SITE: 10 The Priory, Leominster HR6 8EQ
DESCRIPTION: Weeping Willow – pollard.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=180984&search=180984

9. DECISIONS

To note the following decisions made by Herefordshire Council:

APPLICATION: P174167
SITE: Units 15-20 Croft Business Park, Leominster HR6 0QF
DESCRIPTION: Retrospective application for units 15-20 for B1 use
COMMENT: Reiterate previous objections as outlined below:
Following consideration Committee **RESOLVED** to object to this application on the following grounds:

- The proposal would have a negative impact on local residents;
- The current construction does not conform to stipulations outlined in the original planning permission;
- The windows overlooking the residential development to the rear of the development should be opaque;

Additional Comments Submitted:

- Windows, which should have been opaque to reduce overlooking and maintain privacy, remain clear, resulting in a complete loss of privacy for residents of Silurian Close and significant overlooking issues;
- Security lighting currently shines directly into dwellings creating both a nuisance and invasion of private space.

DECISION: Approved with conditions

APPLICATION: P174477
SITE: Barn at Lower Hyde, Hyde Ash, Leominster, HR6 0JR
DESCRIPTION: Proposed repair and conversion of existing barns and



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COMMENT: change of use to form a dwelling. Use of existing vehicular access and resurfacing of existing lane with hard standing adjacent to the barns
No objection subject to a full ecology report that includes a plan for the protection of bats.

DECISION: Withdrawn

APPLICATION: P174813
SITE: 9-13 Bargates, Leominster, HR6 8EX
DESCRIPTION: Listed Building: Proposed restoration of gable end.
COMMENT: Support this application.
DECISION: Approved with conditions

APPLICATION: P180091
SITE: Long Acre, Ebnall, Leominster HR6 9AL
DESCRIPTION: Proposed extension to dropped curbs to widen access to property at both entrance points.
COMMENT: No objection.
DECISION: Approved with conditions

APPLICATION: P173760
SITE: Broad Farm, Leominster HR6 0AN
DESCRIPTION: Retrospective erection of a sign at entrance 1.2m x 1m – 1.2m to bottom of sign above ground level.
COMMENT: No objection.
DECISION: Approved

APPLICATION: P173759
SITE: Broad Farm, Leominster HR6 0AN
DESCRIPTION: Retrospective: Proposed erection of small ancillary buildings and change of use from agricultural usage to provision of a play area, sandpits, car park signage and petting area.
COMMENT: No objection.
DECISION: Approved with conditions

10. HIGHWAYS AND PARKING MATTERS

- (a) **A49 Roundabout, Leominster** – To consider submitting a response regarding the proposed improvement works at this location. Please see attached consultation form.
- (b) **Highway & Parking Matters** – To consider any additional parking and highway issues.

11. LEOMINSTER AREA NEIGHBOURHOOD PLAN

Two candidate examiners have been offered to Leominster to carry out the examination of the Leominster NDP. They are:

- Deborah McCann



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- Richard High

Both have examined plans in Herefordshire and examples of their reports can be seen on the Herefordshire Council website (Weston Beggard, Breinton, Lower Bullingham). Committee is requested to nominate one to oversee the Leominster examination.

12. **DATE OF NEXT MEETING**

The next meeting will be held on Monday 23rd April 2018 at **19:00hrs** in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

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PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 5th March 2018 commencing at 19:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

MEMBERS PRESENT: Councillors Thomas (Chair), Rosser (Vice-Chair), Bartlett, Davies, Herschy, R Pendleton, Preece and Rumsey

ALSO PRESENT: One member of the public.

OFFICER PRESENT: Town Clerk.

PH177/17 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Egan and Freedland.

PH178/17 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH179/17 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.

PH180/17 REQUESTS FOR DISPENSATIONS

There had been no requests received.

PH181/17 QUESTIONS FROM THE PUBLIC

Three members of the public were present. The following matter was raised:

PH182/17 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 5th February 2018 be agreed and signed as a correct record.

It was noted that the Leominster Ward Councillors had submitted a request to Herefordshire Council formally requesting that the A44 be included in the next Challenge Fund application.

PH183/17 THE LEOMINSTER HUM

It was agreed that this item be deferred and considered by Full Council as no further updates had been received from BPI or Herefordshire Council.

PH184/17 PLANNING APPLICATIONS

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

APPLICATION: P174601
SITE: 3 Old Hall Cottages, Brierley, Leominster HR6 0NU
DESCRIPTION: Listed Building Consent: Proposed replace wooden windows with hardwood frames and double glazing units. Remove stud partition wall and shower in utility room. Add shower cubicle to upstairs bathroom, Clad timber frame on rear of house with weather boarding to protect the frame. Secure all loose roof tiles and repair and flashing as needed.
COMMENT: No objection subject to the views of the Conservation Officer.

APPLICATION: P180091
SITE: Long Acre, Ebnall, Leominster HR6 9AL
DESCRIPTION: Proposed extension to dropped curbs to widen access to property at both entrance points.
COMMENT: No objection.

APPLICATION: P180319
SITE: 33 Broad Street, Leominster HR6 8DD
DESCRIPTION: Listed Building Consent: Replacement windows to match original in front façade. Various internal improvements.
COMMENT: No objection subject to the views of the Conservation Officer.

APPLICATION: P180450
SITE: 50 Caswell Road, Leominster HR6 8BD
DESCRIPTION: Proposed extension and alterations to existing dwelling.
COMMENT: No objection.

APPLICATION: P180470
SITE: Little Acre, Newtown Lane , Leominster HR6 8QD
DESCRIPTION: Proposed replacement dwelling.
COMMENT: No objection.

APPLICATION: P180531
SITE: Brick House Farm, Brierley Lane, Brierley HR6 0NT
DESCRIPTION: Proposed erection of replacement agricultural storage and livestock accommodation.
COMMENT: No objection.

PH185/17 DECISIONS

The following decisions made by Herefordshire Council were noted:

APPLICATION: P172135

SITE: Barons Cross Camp, Cholstrey, Leominster, HR6
DESCRIPTION: Reserved matters application for 414 dwellings, vehicular access and associated works.
COMMENT: No objection.
DECISION: Approved with conditions

APPLICATION: P174562
SITE: Trevean, Newlands Drive, Leominster, HR6 8PR
DESCRIPTION: Proposed extension
COMMENT: No objection.
DECISION: Approved with conditions

Refused

APPLICATION: P170296 and P170297
SITE: 39 Broad Street, Leominster HR6 8DD
DESCRIPTION: Conversion of single dwelling to form three separate town houses
COMMENT: Recommend refusal to this application on the following grounds:

- There is insufficient space to store waste;
- There is a concern that waste disposal could cause both a highway and health hazard due to the pavements being blocked by waste on collection day;
- The proposal would result in the loss of a reasonably sized dwelling;
- The application should be subject to the views of the Conservation Officer.

DECISION: Refused

Concerns were raised by Committee regarding the poor state of this dwelling and it was agreed to contact the Enforcement Officer and Conservation Officer to assess the building and encourage some maintenance to be carried out.

Information Update:

It was noted that the planning permission relation to application P172135 included the possible replacement of a bus shelter at Barons Cross.

Committee noted that planning application P173082 was approved by the Herefordshire Planning Committee following the Planning Officer recommendation to refuse it. Cllr R Pendleton had represented the Town Council.

It was agreed to find out where and when the replacement tree which formed part of the permission to remove the tree behind the Bingo Hall would be provided.

PH186/17 PLANNING, HIGHWAYS AND PARKING MATTERS

- (a) **Speed Limit Extension, Monkland Road** – Following consideration Committee **RESOLVED** to support the proposal to extend the speed limit along the A44 Monkland Road.
- (b) **Public Realm Consultation Review Report & Commissioning Model** – Committee **NOTED** that a further meeting was held on 15th February 2018. An update on this report would be provided once received.
- (c) **Air Quality, Bargates** – Committee **NOTED** the report regarding the air quality monitoring in Bargates. Herefordshire Council was now awaiting the national bias adjustment factor from DEFRA so that the data could be adjusted in accordance with technical guidance on air quality. This was expected in March 2018
- (d) **Highway & Parking Matters** – The following matters were considered:
- Following discussion it was **RESOLVED** to find out what the cost and possibility was of Balfour Beatty providing a Speed Indicator Device (SIDs) along the Barons Cross Road in-between the Morrisons roundabout and the Barons Cross Inn;
 - It was noted that no further update regarding permit parking was available;
 - It was agreed to request Cllr Stone to find out when the replacement railings would be provided by the railway crossing and they had not yet been installed and there was a danger to pedestrians.

PH187/17 LEOMINSTER AREA NEIGHBOURHOOD PLAN (LANP)

Committee noted that an invitation to encourage potential examiners to take the LANP to its next stage had been sent out. The proof of evidence to support the land allocations within the LANP was noted and it was agreed to submit this to the Neighbourhood Plan Team.

PH188/17 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 26th March 2018 at 18:00hrs in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 7:45pm.

CHAIR:

DATE:

**A49 Leominster Roundabout
Walking, Cycling and Horse-Riding Assessment
Stakeholder Questionnaire**

Organisation:
What issues are currently experienced by Walkers, cyclists and horse-riders on or in the vicinity of the A49 Leominster Roundabout:
Are there any additional facilities or measures you would like to see in this location:
Name of Respondent:
Position:
Date:

Please return the completed questionnaire to Arwel.P.Jones@kier.co.uk before 28 March 2018.