

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 3rd December 2018 commencing at 19:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

MEMBERS PRESENT: Councillors Rosser (Chair), Preece (Vice Chair), Herschy, Rumsey and Thomas.

OFFICER PRESENT: Town Clerk.

PH110/18 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Bartlett (Mayoral Engagement), Davies (Illness) and Williams (personal).

PH111/18 DECLARATIONS OF INTEREST

There were no declarations of interest made.

PH112/18 HEREFORDSHIRE COUNCIL MEMBERS

There were no Herefordshire Council members present.

PH113/18 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

PH102/18 QUESTIONS FROM THE PUBLIC

There were no members of the public present. No issues were raised.

PH114/18 MINUTES OF PREVIOUS MEETING

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

PH115/18 PLANNING APPLICATIONS

(a) **Planning Applications** – It was **RESOLVED** to submit the following comments to Herefordshire Council:

APPLICATION: P183516

SITE: Greenhayes, 13 Barons Cross Road, Leominster, Herefordshire, HR6 8RL

DESCRIPTION: Proposed first floor, two storey and single storey extensions.

COMMENT: No objection subject to the views of the neighbours and that the extension proposed meets the requirements of the Herefordshire Core Strategy.

APPLICATION: P183603
SITE: B And Q, Mill Street, Leominster HR6 8EF
DESCRIPTION: Works to trees (Hazel, Willow, Alder and Goat Willows). Cut back all branches that are encroaching and touching roof of building at left side. Lift all branches etc. up to 5m from ground as a canopy is forming from 2.4m.
COMMENT: No objection.

APPLICATION: P183786
SITE: 28 South Street, Leominster, Herefordshire, HR6 8JB
DESCRIPTION: Listed Building Consent: Proposed pedestrian opening in an internal garden wall.
COMMENT: No objection.

APPLICATION: P183858
SITE: 29-31 South Street, Leominster
DESCRIPTION: Proposed conversion and change of use from single retail unit to two residential apartments.
COMMENT: Recommend refusal for the following reasons:

- Three of the six bedrooms proposed do not have any windows;
- Concern that the proposal will not meet fire regulation requirements;
- No plans were provided to outline the internal layout;
- The site would require a Habitat Regulation Assessment.

Committee also wishes to support the objections submitted to this application by Natural England and Herefordshire Council's Environmental Health and Trading Standards Department.

APPLICATION: P183910
SITE: The Oast House, Brierley Lane, Brierley HR6 0NT
DESCRIPTION: Application for removal of condition 2 of planning permission 88/0382/N (Alterations and conversion of barn to two dwellings for holiday purposes). To allow The Oast House to be sold as a dwelling house.
COMMENT: Recommend refusal as Committee considered that Condition 2 should remain in place. Concern was expressed that the sale of the property as a dwelling house may have a detrimental effect on the tourism offer in the area.

APPLICATION: P183927
SITE: Jubilee Building, Victoria Street, Leominster, Herefordshire, HR6 8LP
DESCRIPTION: Proposed apartments.
COMMENT: Recommend refusal for the following reasons:

- The proposal would result in the loss of a prime retail unit sited in the town centre of Leominster;
- The proposal would result in the loss of an iconic shopfront that is integral to the identity and aesthetic of the local retail area;
- The proposal could have a detrimental effect on the existing retail area and its viability;
- The street is often closed for events that take place in Corn Square, which will result in a level of inconvenience for a residential dwelling;
- There is no provision for the storage of waste;
- LANP9 encourages the development of retail, leisure, office, commercial, cultural and tourism in the town centre rather than on the periphery. This proposal will result in the loss of an important retail unit in the town centre;
- LANP9 does encourage the re-use of upper floors of existing retail units in the town centre for residential use.

APPLICATION: P184043
SITE: 35 Millers Close, Leominster, Herefordshire, HR6 8B
DESCRIPTION: Conversion of integral garage to habitable use; provision of rear ground floor toilet extension; provision of 3rd bedroom by first floor extension above the garage.
COMMENT: No objection subject to the views of the neighbours and on condition that all the relevant statutory permissions are obtained.

APPLICATION: P184066
SITE: Land adjoining Glaslyn, Barons Cross Road.
DESCRIPTION: Variation of Condition 2 180198/F (Proposed erection of 4 detached dwellings with new vehicular access) Amendments to plots 1 and 2.
COMMENT: No objection.

APPLICATION: P184119
SITE: Aldi Supermarket, Ryelands Road, HR6 8NY
DESCRIPTION: New additional external plant and associated plant enclosure required by internal refurbishment of the ALDI foodstore.
COMMENT: No objection.

PH116/18 DECISIONS

Committee noted the following planning decisions:

APPLICATION: P182888
SITE: Unit 1, Croft Business Park, Leominster HR6 0QF
DESCRIPTION: Proposed extension to the south elevation.

DECISION: Approved with conditions

APPLICATION: P183109
SITE: Broad Farm, Leominster HR6 0AN
DESCRIPTION: Proposed cover to an existing cattle handling unit.
DECISION: Approved with conditions

APPLICATION: P183195
SITE: 1 Old Hall Cottages Brierley, Leominster HR6 0NU
DESCRIPTION: LBS: Proposed to replace two windows
DECISION: Approved with conditions

APPLICATION: P183221
SITE: Norfolk House, 46 Etnam Street, Leominster
DESCRIPTION: Convert former internal toilet block to form one new dwelling. Provision of six external mobility scooter stores with charging facilities.
DECISION: Approved with conditions

APPLICATION: P183565
SITE: 23 Merwald Close, Leominster HR6 8FA
DESCRIPTION: Fall to ground level, cherry tree on front garden of 23 Merwald Close. Tree roots are growing back towards bungalow and the cherry fruit is becoming a problem for Mrs Vickress and her dog, who is eating the fallen cherries, which are also becoming a hazard for Mrs Vickress as she is an OAP. She plans to plant an ornamental tree in garden instead.
DECISION: Works to trees in a conservation area can proceed.

APPLICATION: P183949
SITE: Land at Waterworks Lane, Leominster, HR6 8AX
DESCRIPTION: Prior notification of proposed demolition.
DECISION: Prior approval not required.

PH117/18 HIGHWAYS AND PARKING MATTERS

- (a) **The Hum** – Committee noted that no update had been received.
- (b) **Highway & Parking Matters** – Committee discussed the poor state of repair of the highway in the town centre and in Bargates. Following discussion, it was agreed to highlight the issues regarding the rapidly deteriorating road surface on the South Street, Etnam Street junction and to request that Councillors submit any further areas of concern to the Office so that they can be reported.

PH118/18 LICENCING MATTERS

Committee noted the licence application for 1 Corn Square and raised no objections.

PH119/18 LEOMINSTER AREA NEIGHBOURHOOD PLAN

Committee noted that the draft Examination report had been received. It outlined a range of amendments required prior to the Plan going to referendum.

PH120/18 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 17th December 2018 at **18:00hrs** in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 7:50pm.

CHAIR:

DATE: