



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 19th June 2018

To: All Members of the Planning & Highways Committee:
Councillors Rosser (Chair), Preece (Vice Chair), Bartlett, Davies, Egan, J
Herschy, Rumsey and Thomas (3 vacancies)
(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 25th June 2018** commencing at **18:00 hours** in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

Please note that this meeting is the rescheduled meeting following the cancellation of the Monday 18th June 2018 meeting.

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).



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5. **QUESTIONS FROM THE PUBLIC (maximum 15 minutes)**
To receive questions and statements from members of the public as provided for in Standing Orders.
6. **THE HUM**
To receive an update if available. A meeting will take place on 27th June 2018. The time of the meeting has not yet been confirmed.
7. **MINUTES OF PREVIOUS MEETING**
To receive and approve as a correct record the minutes of the Planning & Highways Committee meeting held on 4th June 2018.
8. **PLANNING**
 - (a) **Planning applications** – The following applications have been received from the Planning Authority and require comment:

APPLICATION: P152544
SITE: Petrogas, Bargates, Leominster HR6 8EY
DESCRIPTION: Proposed integral illumination and screen to ATM fascia. Internally illuminated Free Cash withdrawals sign above the ATM fascia. Blue LED halo illumination to ATM surround.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=152544&search=152544

APPLICATION: P174097
SITE: Mile End, Broad Lane, Leominster HR6 0AL
DESCRIPTION: Re-consultation: Retrospective permission for the use of the land for wood chipping with wood storage yard and buildings to include; office building, chip stores, drying floor, fan house and boiler house with biomass plant to generate 80Kw of electricity.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=174097&search=174097

APPLICATION: P174368
SITE: Brierley Court Hop Farm, Brierley, Leominster HR6 0NU
DESCRIPTION: Removal of condition 2 (DCNC2009/0167/F)
Application: (part retrospective) to allow for year round covering for permitted polytunnels.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=174368&search=174368



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APPLICATION: P181772
SITE: 67 Osborne Place, Leominster HR6 8BW
DESCRIPTION: Proposed extension to existing dwelling.
LINK: https://www.herefordshire.gov.uk/info/200142/planning-services/planning_application_search/details?id=181772&search=181772

APPLICATION: P182046
SITE: Orchard House, 3 Presbytery Close, Leominster, Herefordshire, HR6 8QP
DESCRIPTION: Proposed non-material amendment to planning permission ref 180808 (Two storey side extension and garden shed) – Please see application form for details.
LINK: https://www.herefordshire.gov.uk/info/200142/planning-services/planning_application_search/details?id=182046&search=182046

APPLICATION: P182059
SITE: 5 The Rugg, Leominster HR6 8TE
DESCRIPTION: Proposed conversion of garage to provide annexe for parents to live in and be cared for.
LINK: https://www.herefordshire.gov.uk/info/200142/planning-services/planning_application_search/details?id=182059&search=182059

APPLICATION: P182111
SITE: Townsend House, 15 Green Lane, Leominster HR68QJ
DESCRIPTION: One tree in the area hatched is clearly sick due to lack of water (T1) this will need to be removed along with other trees marked T2, T3 in this area, smaller trees (under 12" diameter) and brush will also be removed to improve light and water to ensure we can save the larger old trees pine trees and Large Yew Tree in this area. There will also be some remedial surgery to the larger pines in this area due to the branches that came down during the snow (as discussed with the tree preservation officer). A Portuguese laurel hedge will be planted along the wall to replace trees that have been removed. These will then be managed to ensure they do not take water from the other.
LINK: https://www.herefordshire.gov.uk/info/200142/planning-services/planning_application_search/details?id=182111&search=182111

- (b) **Update on P170052, Copper Beech Tree, Clifton Bingo Hall** – To note that the replacement tree has been requested and the applicants will be reminded of their obligations in late summer/early autumn.



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- (c) **Mortimer Forest Holiday Park** – Members have been provided with information regarding this proposal to construct 68 luxury holiday chalets on Juniper Hill, Mortimer Forest. Does Committee wish to make a comment?
- (d) **Pre-application Consultation request** – A fresh application for residential dwellings in Wharton (previous application P170354 was refused) is being developed and the Town Council has been invited to discuss initial proposals with the architect.

9. DECISIONS

To note the following planning decisions made by Herefordshire Council:

APPLICATION: P173506
SITE: Land at 15 Mill Street, Leominster, Herefordshire
DESCRIPTION: Proposed Cottage
COMMENT: No objection subject to the criteria regarding the development of gardens contained within the Leominster Area Neighbourhood Plan
DECISION Refused

APPLICATION: P180198
SITE: Land adjoining Glaslyn, Barons Cross Road, Leominster
DESCRIPTION: Proposed erection of 4 detached dwellings with new vehicular access.
COMMENT: Support this application.
DECISION Approved with conditions.

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

APPLICATION: P180755
SITE: 1 Old Hall Cottages, Brierley, Leominster, HR6 0NU
DESCRIPTION: Replace 2 single casement metal windows on the ground floor and first floor with new single glazed double casement hard wood windows.
COMMENT: No objection.
DECISION Planning permission not required.

APPLICATION: P181017
SITE: Telephone Exchange, Rylands Road, HR6 8NZ
DESCRIPTION: Proposed external spiral staircase replacement.
COMMENT: No objection.
DECISION Approved with conditions.



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APPLICATION: P181058
SITE: 15 Etnam Street, Leominster HR6 8AD
DESCRIPTION: Proposed removal of existing fascia and hanging signs with 1 no. externally illuminated fascia sign and 2 no. internally illuminated hanging signs.
COMMENT: No objection.
DECISION Approved with conditions.

APPLICATION: P181078
SITE: 40 Caradoc Drive, Leominster HR6 8BQ
DESCRIPTION: Retrospective application for a shed.
COMMENT: No objection.
DECISION Approved with conditions.

APPLICATION: P181377
SITE: 9-11 High Street, Leominster HR6 8LZ
DESCRIPTION: Externally illuminated logo and letters/non-illuminated aluminium panel. External illuminated heritage projection sign. Internally illuminated ATM surround.
COMMENT: No objection.
DECISION Approved with conditions.

APPLICATION: P181689
SITE: 24 Caswell Rd, Leominster, HR6 8AZ
DESCRIPTION: Notification for a prior approval for a proposed larger home extension which will extend beyond the rear wall of the dwelling house by 4.7 metres. The maximum height of the enlarged part of the dwelling house is 3.0 metres and the height of the eaves of the enlarged part of the dwelling house is 3.0 metres.
COMMENT: No objection.
DECISION Prior approved given.

10. HIGHWAYS AND PARKING MATTERS

(a) **Highway & Parking Matters** – To consider any additional parking and highway issues.

11. LEOMINSTER AREA NEIGHBOURHOOD PLAN

The revised Evidence Statement has now been submitted and the regulation 16 consultation commenced on Monday 11th June 2018. Clarification has also been submitted regarding primary and secondary shop frontages.

12. DATE OF NEXT MEETING

The next meeting will be held on Monday 2nd July 2018 at **19:00hrs** in the Council Offices, 11 Corn Square, Leominster, HR6 8YP. It is requested that the following meeting originally scheduled for Monday 23rd July be moved forward to Monday 16th July 2018 to commence at 6pm.

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 4th June 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.

ALSO PRESENT: Cllr Sutcliffe, Ward Cllr Stone and 1 member of the public.

OFFICER PRESENT: Town Clerk.

PH13/18 APOLOGIES FOR ABSENCE

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

PH14/18 DECLARATIONS OF INTEREST

The following declaration of interest was made:

- Cllr Rumsey (personal): Morrisons.

PH15/18 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.

PH16/18 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

PH17/18 QUESTIONS FROM THE PUBLIC

One member of the public was present. It was confirmed that the letter relating to Footpath ZC93 had been received. However, the issues raised within the letter would need to be submitted to Herefordshire Council as Leominster Town Council did not have the legal powers or responsibilities to address the matters raised. Committee further recommended that the resident raise the matters with Ward Cllr Marsh.

PH18/18 THE HUM

Committee noted that the contact at BPI had now been identified and a meeting would be arranged as soon as possible. This followed the recent update received from Herefordshire Council.

PH19/18 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 21st May 2018 be agreed and signed as a correct record.

PH20/18 PLANNING APPLICATIONS

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

APPLICATION: P181308
SITE: 45 The Meadows, Leominster HR6 8QY
DESCRIPTION: Proposed loft conversion and dormer extension to form lounge area, bathroom and bedroom.
COMMENT: No objection.

APPLICATION: P181490
SITE: Ashdown, 19 Barons Cross Road, Leominster HR6 8RL
DESCRIPTION: Re-consultation: Proposed erection of studio/annexe to form ancillary accommodation.
COMMENT: No objection.

APPLICATION: P181644
SITE: The Frere House, 15 Church Street, Leominster HR6 8NE
DESCRIPTION: Retrospective: Various external and internal works including taking away no structural modern walls, replacing cement based plaster and other mortar with lime based products. Adding traditional oak structural supports.
COMMENT: No objection.

APPLICATION: P181649
SITE: The Frere House, 15 Church Street, Leominster HR6 8NE
DESCRIPTION: Retrospective LBC: Various external and internal works including taking away no structural modern walls, replacing cement based plaster and other mortar with lime based products. Adding traditional oak structural supports.
COMMENT: No objection.

APPLICATION: P181645
SITE: Waverley House Care Home, Etnam Street, Leominster HR6 8AQ
DESCRIPTION: Proposed bedroom conversions and new car parking.
COMMENT: No objection.

APPLICATION: P181728
SITE: 5-6 Corn Square, Leominster HR6 8LR
DESCRIPTION: Proposed modification of front door.

COMMENT: No objection.

APPLICATION: P181915

SITE: 3 Ropewalk Avenue, Leominster, HR6 8LY

DESCRIPTION: Proposed works to a large ash tree. Tree roots appear to be now pressing against the back wall of house. Crack in mortar bond in centre of ground floor window would tend to indicate heave. Request permission to fell tree and grind out stump.

COMMENT: Following a visit by the Town Council's Tree Wardens Committee recommend refusal to this application for the following reasons:

- The tree was protected by a Tree Preservation Order;
- The tree was sited some distance away from the area of the property that was allegedly being undermined by the tree roots;
- There was no obvious evidence that the tree roots were actually causing any damage to the property;
- It was recommended that consideration be given to reducing the crown by a maximum of 25% rather than fell it completely.

Committee thanked the Tree Wardens for their recommendations.

PH21/18 DECISIONS

Committee noted that there were no outstanding planning decisions made by Herefordshire Council to be reported.

PH22/18 HIGHWAYS AND PARKING MATTERS

(a) TRO Monkland Road (A44 & U93002) – Committee noted that documents relating to a statutory consultation for a Traffic Regulation Order for Monkland Speed Limit review had been received and distributed to all members. Committee agreed to support this TRO.

(b) Highway & Parking Matters – Committee noted the following issues: consider any additional parking and highway issues.

- Concern was expressed regarding cars parking on the pavement. This practice was making it very difficult for pedestrians, especially those with pushchairs and with restricted ability, to use the pavements safely;
- A request to carry out a full review of the white lines in Leominster and identify all those that required repainting would be submitted to Balfour Beatty;
- There continued to be a significant number of potholes requiring repair throughout the town. This would also be reported.

PH23/18 LEOMINSTER AREA NEIGHBOURHOOD PLAN

Committee noted that the Examiner had requested that the Evidence Statement should undergo a six week consultation period. The revised Statement would be submitted to Herefordshire Council as soon as possible. The additional six week consultation would inevitably delay the examination of the Plan further.

PH24/18 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 18th June 2018 at 19:00hrs in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

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

CHAIR:

DATE: