



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 14th November 2017

To: All Members of the Planning & Highways Committee:
Councillors Thomas (Chair), Rosser (Vice-Chair), Bartlett, Barton, 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 20th November 2017** commencing at **19:00 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.



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

6. MINUTES OF PREVIOUS MEETING

To receive and approve as a correct record the minutes of the Planning & Highways Committee meeting held on 2nd November 2017.

7. THE LEOMINSTER HUM

To receive a further update if available.

8. PLANNING APPLICATIONS

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

APPLICATION: P173286
SITE: 4 Millers Close, Leominster HR6 8BP
DESCRIPTION: Proposed Porch
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=173286&search=173286

APPLICATION: P173800
SITE: Hadnock House, Widgeon Hill Farm, Hamnish, Leominster HR6 0QN
DESCRIPTION: Proposed construction of a new garage
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=173800&search=173800

APPLICATION: P173933
SITE: 1 Corn Square, Leominster HR6 8LR
DESCRIPTION: Proposed change of use of former Tourist Information Centre (A2) to a drinking establishment (A4)
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=173933&search=173933

APPLICATION: P173934
SITE: 1 Corn Square, Leominster HR6 8LR
DESCRIPTION: Listed Building Consent: Proposed change of use of former Tourist Information Centre (A2) to a drinking establishment (A4)
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=173934&search=173934

APPLICATION: P174031
SITE: 7 Battlebridge Close, Leominster HR6 8TH
DESCRIPTION: Proposed conversion of existing attached garage to



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

LINK: family room
https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=174031&search=174031

APPLICATION: P173995
SITE: Long Acre, Ebnall, Leominster HR6 9AL
DESCRIPTION: Proposed fascia sign on front of building and two standing signs on the site boundary

LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=173995&search=173995

APPLICATION: P173980
SITE: 15 Croft Street, Leominster HR6 8LA
DESCRIPTION: Non material amendment to planning permission 171308 to allow a 1 sqm increase in the footprint on the first floor to allow access into the third bedroom. Reduce the pitch of the roof on the first floor extension from 30 degrees to 20 degrees

LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=173980&search=173980

NOTE: This application has been approved.

9. DECISIONS

To note the following decisions made by Herefordshire Council:

APPLICATION: P170749
SITE: Land off Ebnal Close, Leominster, Herefordshire.
DESCRIPTION: Application for removal of condition 3 of planning permission.
COMMENT: No comment.
DECISION: Approved

APPLICATION: P173327
SITE: Home Farm, Hennor, Leominster HR6 0QR
DESCRIPTION: Proposed new agricultural building
COMMENT: No objection subject to the following conditions being included:

- The proposal did not result in additional traffic movements;
- The proposal complied with all the conditions put in place by the Herefordshire Council Planning Authority.

DECISION: Approved

APPLICATION: P171820
SITE: 12 Perseverance Road, Leominster, HR6 8QR



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

DESCRIPTION: Remove existing garage and replace with conservatory.
Erect new garage on drive.

COMMENT: No objection

DECISION: Approved with conditions

APPLICATION: P173006

SITE: 2a Caswell Crescent, Leominster, HR6 8BE

DESCRIPTION: Proposed detached annexe ancillary to the main dwelling for accommodation for an elderly parent.

COMMENT: Recommend refusal for the following reasons:

- The proposal constitutes over-development of the site;
- The proposal is a detached property within the curtilage of an existing property. This constitutes back-land development and is against the adopted Core Strategy policies related to extensions of dwellings;
- The proposal is to be sited against the fence of a neighbouring property without any gap which is unacceptable and may lead to overlooking issues and privacy issues;
- The proposal is of poor design and is out of keeping with the area both in design and location.

DECISION: Approved with conditions

APPLICATION: P173013

SITE: Barn at Ivingtonbury, Ivington, Leominster, HR6 0JH

DESCRIPTION: Conversion of outbuilding into residential accommodation (2no. – part retrospective)

COMMENT: No objection

DECISION: Approved with conditions

APPLICATION: P173014

SITE: Barn at Ivingtonbury, Ivington, Leominster, HR6 0JH

DESCRIPTION: Listed Building Consent: Conversion of outbuilding into residential accommodation (2no. – part retrospective)

COMMENT: No objection

DECISION: Approved with conditions

APPLICATION: P173337

SITE: Upper two floors, 30 West Street, Leominster HR6 8ES

DESCRIPTION: Notification of prior approval for a proposed change of use of building from Office Use (Class B1(a)) to a Dwellinghouse (Class C3) – to a two bed self contained maisonette. (This is a prior approval determination)

COMMENT: No objection subject to the following conditions being included:

- The provision of car parking to service the new



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

- dwelling;
- Provision was made to store waste created by the new dwelling;
 - The proposal complied with all the conditions put in place by the Herefordshire Council Planning Authority.
- DECISION:** Prior approval not required.
- APPLICATION:** P173338
- SITE:** Rear of 30 West Street, Leominster HR6 8ES
- DESCRIPTION:** Notification of prior approval for a proposed change of use of building from Office Use (Class B1(a)) to a Dwellinghouse (Class C3) – three self contained one bedroom flats. (This is a prior approval determination)
- COMMENT:** No objection. subject to the following conditions being included:
- The provision of car parking to service the new dwelling;
 - Provision was made to store waste created by the new dwelling;
 - The proposal complied with all the conditions put in place by the Herefordshire Council Planning Authority.
- DECISION:** Prior approval not required.

10. PLANNING, HIGHWAYS AND PARKING MATTERS

- (a) **Highway Matters** – To consider any matters Members wish to consider.

11. LEOMINSTER AREA NEIGHBOURHOOD PLAN

To receive an update, if available.

12. DATE OF NEXT MEETING

The next meeting will be held on Monday 4th December 2017 at **19:00hrs** in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 2nd November 2017 commencing at 19:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

MEMBERS PRESENT: Councillors Rosser (Chair), Bartlett, Barton, Davies, Herschy (arrived at 7:21pm), R Pendleton and Preece.

OFFICER PRESENT: Town Clerk.

PH104/17 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Egan (illness), Freedland (illness), Rumsey (illness) and Thomas (illness).

PH105/17 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH106/17 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.

PH107/17 REQUESTS FOR DISPENSATIONS

There had been no requests received.

PH108/17 QUESTIONS FROM THE PUBLIC

No members of the public were present.

PH109/17 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 16th October 2017 be agreed and signed as a correct record.

PH110/17 THE LEOMINSTER HUM

Committee noted that the scheduled work had been completed except for a number of items on the snagging list. BPI would be re-engaging RPS to carry out another noise survey to enable comparisons. A date had not yet been arranged as the final few items needed to be completed, as two areas may still allow noise escape.

PH111/17 PLANNING APPLICATIONS

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

APPLICATION: P173879
SITE: Home Farm, Hennor, Leominster HR6 0QR
DESCRIPTION: Proposed outdoor riding area. Change of use from agricultural
COMMENT: No objection

APPLICATION: P173881
SITE: 72 Bargates, Leominster HR6 8QS
DESCRIPTION: Proposed two storey extension and front entrance porch
COMMENT: No objection

PH112/17 DECISIONS

To note the following decisions made by Herefordshire Council:

APPLICATION: P162556
SITE: Land west of Eaton Hill, Leominster
DESCRIPTION: Erection of two poultry units, feed bins, widening of existing access, new access track and associated development.
COMMENT: Concerns were raised regarding the following points:

- The proposal constitutes an industrial process and should therefore be sited in a more appropriate location;
- The proposal will inevitably impinge on the visual and historic amenity of Eaton Hill;
- Potential for run-off from the site to cause contamination of local waterways and woodlands, with particular reference to the fact that the River Lugg is a designated SSSI;
- Possible impact on local residents due to noise and odours;
- Lorry access along existing public footpaths would constitute a potential safety hazard;
- Positive impact on local employment opportunities is likely to be minimal, given low staffing requirements for the facility;
- Leominster Town Council recommends that a full Environmental Statement be required for the development.

The Committee agreed to defer the decision until their next meeting on Monday 19th September, following a site visit on Friday 9th September.

COMMENT: Following a site visit by members of the Committee it was recommended that no objection to this planning

application be submitted on the condition that no effluent was discharged into the nearby watercourse.

A vote was taken, the result being: For: 3, Against: 1, Abstention: 1. The recommendation was duly carried.

DECISION: Approved with conditions

APPLICATION: P172893
SITE: 134 The Meadows, Leominster, HR6 8RE
DESCRIPTION: Proposed single storey kitchen and dining room extension.
COMMENT: No objection
DECISION: Approved with conditions

APPLICATION: P172499
SITE: Land off Ebnal Close, , Leominster,
DESCRIPTION: Proposed construction of 4 self contained flats with associated parking and gardens
COMMENT: No objection
DECISION: Approved with conditions

APPLICATION: P172745
SITE: 43 Westcroft, Leominster HR6 8HF
DESCRIPTION: Proposed two storey extension.
COMMENT: No objection
DECISION: Approved with conditions

APPLICATION: P173252
SITE: 6 Barons Cross Road, Leominster HR6 8RS
DESCRIPTION: Proposed single storey rear extension
COMMENT: No objection
DECISION: Approved with conditions

PH113/17 PLANNING, HIGHWAYS AND PARKING MATTERS

- (a) **Highway and Development Matters** – Committee received the report presented and, following consideration, **RESOLVED:**
- To note the report;
 - To continue to push for public realm improvements in the town centre;
 - To continue to push for resident parking zones and other relevant Traffic Regulation Orders to be made to improve the parking situation in Leominster;
 - To support the Ward Councillors and Herefordshire Council to investigate opportunities to enable the Southern Urban Extension and the southern link road to be developed;
 - That no financial contribution would be made towards the development of a Transport Strategy for Leominster;
 - To continue to endeavour to secure S106 funding to help develop the Transport Strategy for Leominster;

- To pursue the completion of the Leominster Area Neighbourhood Plan to adoption;
- To continue to encourage Herefordshire Council to apply for funding to enable the southern link road to be constructed.

PH114/17 LEOMINSTER AREA NEIGHBOURHOOD PLAN

Committee noted that the revised plan had been submitted to Herefordshire Council under Regulation 16 and consultation would take place between 2nd November and 14th December 2017. The Plan had been uploaded onto the Town Council and Herefordshire Council websites (<https://myaccount.herefordshire.gov.uk/leominster>)

PH115/17 DATE OF NEXT MEETING

Committee **NOTED** that the next meeting would be held on Monday 20th November 2017 at 19:00hrs in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 7:27pm.

CHAIR:

DATE: