



# LEOMINSTER TOWN COUNCIL

## PLANNING & HIGHWAYS COMMITTEE

Tuesday 2<sup>nd</sup> August 2016

To: All Members of the Planning & Highways Committee:  
Councillors R Pendleton (Chair), Thomas (Vice-Chair), Bartlett, Barton,  
Davies, Freedland, Lacey, A Pendleton, Rosser 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 8<sup>th</sup> August 2016** commencing at **19:00 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 18<sup>th</sup> July 2016 (**attached**).

**6. PLANNING APPLICATIONS**

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



## LEOMINSTER TOWN COUNCIL

### PLANNING & HIGHWAYS COMMITTEE

**APPLICATION:** P162053  
**SITE:** 141 Bargates, Leominster, Herefordshire, HR6 8QS  
**DESCRIPTION:** Pollard Weeping Willow  
**LINK:** <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=162053&search=p162053>

**APPLICATION:** P162028  
**SITE:** 70 Westcroft, Leominster, Herefordshire, HR6 8HG  
**DESCRIPTION:** Proposed 2 storey side extension.  
**LINK:** <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=162028&search=p162028>

**APPLICATION:** P161180  
**SITE:** Land at Chipps House, Ivington, Leominster, Herefordshire, HR6 0JH  
**DESCRIPTION:** Amended Plans: 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:** P161181  
**SITE:** Land at Chipps House, Ivington, Leominster, Herefordshire, HR6 0JH  
**DESCRIPTION:** Amended Plans: 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>

Please note that Committee has considered the above applications on 27<sup>th</sup> June 2016 prior to amendments and raised no objections.

**APPLICATION:** P162244  
**SITE:** The Old Priory, The Priory, Leominster, Herefordshire  
**DESCRIPTION:** Work to eleven trees.  
**LINK:** <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=162244&search=p162244>



## LEOMINSTER TOWN COUNCIL

### PLANNING & HIGHWAYS COMMITTEE

**APPLICATION:** P162248  
**SITE:** Leominster Fire Station, Broad Street, Leominster, Herefordshire, HR6 8DD

**DESCRIPTION:** Non-material amendment to permission 151176 - Erection of 15m slim line aerial mast and demolition of existing 14m training tower (part of dangerous structure replacement programme) - reposition aerial mast at rear of fire station.

**LINK:** <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=162248&search=p162248>

#### 7. DECISIONS

The following decisions have been made by Herefordshire Council.

##### *Grants/Approvals*

**APPLICATION:** P161592  
**SITE:** Agricultural building at Ridgeway Farm, Ludlow Road, Leominster, Herefordshire  
**DESCRIPTION:** Notification for prior approval for a proposed change of use of an agricultural building to a dwellinghouse (Class C3) and for associated operational development. Proposed conversion to one dwelling.  
**COMMENT:** Noted.  
**DECISION:** Prior approval not required.

**APPLICATION:** P161704  
**SITE:** Brierley Wood, Ivington, Hereford  
**DESCRIPTION:** Works to fell, thin and replant various trees within the woodland.  
**COMMENT:** Noted.  
**DECISION:** Approved with conditions.

**APPLICATION:** P161817  
**SITE:** 147a Bargates, Leominster, Herefordshire, HR6 8QT  
**DESCRIPTION:** Remove a Leylandii at front of property.  
**COMMENT:** No objection.  
**DECISION:** Approved with conditions.

**APPLICATION:** P161788  
**SITE:** Wellswood House, 149 Bargates, Leominster, Herefordshire, HR6 8QT  
**DESCRIPTION:** Works to various trees.  
**COMMENT:** No objection subject to ensuring that the cherry retains its balance, the lime is removed and that it is noted that work on the yew tree may be required.  
**DECISION:** Approved with conditions



## LEOMINSTER TOWN COUNCIL

### PLANNING & HIGHWAYS COMMITTEE

**APPLICATION:** P160811

**SITE:** Brierley Court Hop Farm, Brierley Lane, Brierley,  
Leominster, Herefordshire, HR6 0NU

**DESCRIPTION:** Proposed demolition two agricultural buildings and the erection of eight detached dwelling houses with new vehicular access to the highway, the diversion of a Public Right of Way and the installation of traffic calming measures at agreed points on the Public Highway to the east and west of Brierley Village. Pursuant to the making of a Traffic Regulation Order, reducing the speed limit from the national limit to 30mph.

**COMMENT:** No objection subject to the following conditions:

- Details of the proposed diversion of the public footpath be submitted to the Town Council for consideration and comment;
- That speed humps do not form part of the traffic calming measures due to the potential impact they have on emergency vehicle access and egress.

**DECISION:** Approved with conditions

**APPLICATION:** P61549

**SITE:** 1 Dishley Court, Newtown, Leominster, Herefordshire,  
HR6 8QD

**DESCRIPTION:** Single storey rear extension.

**COMMENT:** No objection.

**DECISION:** Approved with conditions

**APPLICATION:** P161550

**SITE:** 1 Dishley Court, Newtown, Leominster, Herefordshire,  
HR6 8QD

**DESCRIPTION:** Single storey rear extension.

**COMMENT:** No objection.

**DECISION:** Approved with conditions

**APPLICATION:** P161832

**SITE:** 9 Caswell Crescent, Leominster, Herefordshire, HR6 8BE

**DESCRIPTION:** Proposed extensions.

**COMMENT:** No Objection

**DECISION:** Approved with conditions

**APPLICATION:** P162027

**SITE:** Stag Batch House, Monkland Road, Leominster,  
Herefordshire, HR6 9DA

**DESCRIPTION:** Proposed agricultural building.

**COMMENT:** No Objection

**DECISION:** Approved with conditions



## LEOMINSTER TOWN COUNCIL

### PLANNING & HIGHWAYS COMMITTEE

#### 8. LEOMINSTER AREA NEIGHBOURHOOD PLAN

To note that initial revisions to the Plan have been submitted to Herefordshire Council for feedback prior to resubmission of Regulation 16 documentation. With regard to the proposed Southern Bypass, confirmation is still being sought regarding the draft route. Once this has been established, the Settlement Boundary map will be finalised.

#### 9. TRAVELLERS SITES DEVELOPMENT PLAN

This plan is open to consultation and will close on 19<sup>th</sup> September 2016. The link is [www.herefordshire.gov.uk/traveller-sites-consultation-or-contact](http://www.herefordshire.gov.uk/traveller-sites-consultation-or-contact) [01432 260137/38335](tel:0143226013738335). Does Committee wish to make any comments?

#### 10. HIGHWAYS

##### (a) Parking Permits Update – The following update has been received:

- Arkwright Close, Bargates and Ryelands Road are now in place.
- South Street/Coningsby Road has had formal approval from Herefordshire Council and the works will be ordered up and the last elements of the legal process completed.
- Church Street/Pinsley Road is in the process, the report is currently with Herefordshire Council awaiting approval prior to the scheme moving further forward.
- Etnam Street did not gain sufficient support from the local residents and therefore will not be progressed further. However, work is being undertaken to revise and sort out some of the parking restrictions round the junctions and crossings. A plan will be submitted to the Town Council for consideration but if there is anything Committee wishes to specifically include this needs to be agreed.

##### (b) Public Realm Update – A draft proposal for the public realm improvements in Leominster Town Centre has been submitted but no further update has been received.

##### (c) Public Transport – To receive an update regarding the progress of implementing the replacement service following the discontinuation of the 427 bus service.

#### 11. THE HUM

A noise survey has been commissioned by BPI to further assess the noise impact of the BPI Leominster factory on the local area. This has been initiated by the BPI Company following discussions with the Leominster Town Council and Herefordshire Council. The RPS Group PLC has been tasked to carry out the survey and has requested complainants' participation in the survey to assist in their assessment. A letter has been sent out by Herefordshire Council to this effect.

#### 12. DATE OF NEXT MEETING

The next meeting will be held on Monday 5<sup>th</sup> September at 19:00hrs in the Council Chamber, 17 West Street, Leominster HR6 8EP.

# LEOMINSTER TOWN COUNCIL

## PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 18<sup>th</sup> July 2016 commencing at 19:00 hours in the Council Offices, 17 West Street, Leominster HR6 8EP.

---

**MEMBERS PRESENT:** Councillors Bartlett (Acting Chair), Barton, Freedland, Lacey and Taylor.

**ALSO PRESENT:** Cllr Rumsey, Ward Cllr McCaull and three members of the public.

**OFFICERS PRESENT:** Town Clerk.

Prior to the formal commencement of the meeting Cllr Bartlett was formally appointed as Chair for the meeting due to the absence of both the Chair and Vice Chair.

### **PH25/16 APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllrs Davies (illness), A Pendleton (holiday), R Pendleton (holiday), Thomas (holiday) and Rosser work).

### **PH26/16 DECLARATIONS OF INTEREST**

There were no Declarations of Interest made.

### **PH27/16 REQUESTS FOR DISPENSATIONS**

No requests for dispensation had been received.

### **PH28/16 QUESTIONS FROM THE PUBLIC**

It was agreed to bring forward agenda item 11, The Hum.

An update was requested from local residents following the meeting held between BPI, Herefordshire Council, Leominster Town Council and local residents on 30<sup>th</sup> June 2016.

Concern was expressed that although noise levels had reduced following the works carried out in 2015, ground vibration and low frequency emissions had not improved.

The meeting had been positive, and it had been assumed that links had been created between BPI and the residents. A report had been produced following the meeting which had not formally been agreed. Once agreed it would be made public.

It was confirmed that a further study, to be undertaken by RPS, would be carried out over a four week period in August and September. It was hoped the survey reports would help identify where any issues might be located.

Following the completion of the survey a further meeting would be held in November/December 2016 and an action plan discussed.

Cllr McCaull made a representation to Committee regarding his perception of poor quality planning representations from Leominster Town Council to the planning authority, Herefordshire Council. This was challenged by the Committee.

It was reiterated that town and parish councils had no planning powers, were not statutory consultees and their comments had to be of material consideration. The Council could only lobby the planning authority and did so, on behalf of residents, when required. The Town Council was also an opportunity for local residents to express either support or objections to planning applications and these comments were always passed on to the Planning Authority.

**PH29/16 MINUTES OF PREVIOUS MEETING**

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 27<sup>th</sup> June 2016 be agreed and signed as a correct record.

**PH30/16 PLANNING APPLICATIONS**

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

**APPLICATION:** P161832  
**SITE:** 9 Caswell Crescent, Leominster, Herefordshire, HR6 8BE  
**DESCRIPTION:** Proposed extensions.  
**COMMENT:** No Objection

**APPLICATION:** P161753  
**SITE:** Badgers Court, 27-31 South Street, Leominster HR6 8JQ  
**DESCRIPTION:** Proposed pair of semi-detached dormer bungalows.  
**COMMENT:** No Objection

**APPLICATION:** P161801  
**SITE:** Co-operative Stores, Dishley Street, Leominster HR6 8PX  
**DESCRIPTION:** Various signage  
**COMMENT:** No Objection

**APPLICATION:** P162001  
**SITE:** Cottages, Wharton, Leominster, Herefordshire  
**DESCRIPTION:** Reserved matters application for 10 dwellings.  
**COMMENT:** No Objection

**APPLICATION:** P162027  
**SITE:** Stag Batch House, Monkland Road, Leominster HR6 9DA  
**DESCRIPTION:** Proposed agricultural building.  
**COMMENT:** No Objection

**PH31/16 DECISIONS**

Committee **NOTED** the following decisions made by Herefordshire Council.

*Grants/Approvals*

**APPLICATION:** P161352

**SITE:** 19 Radnor View, Leominster, Herefordshire, HR6 8TF

**DESCRIPTION:** Proposed 2 storey front extension.

**COMMENT:** No objection

**DECISION:** Approved with conditions

**APPLICATION:** P161259

**SITE:** Crab Tree Workshop, Hyde Ash, Leominster, HR6 0JS

**DESCRIPTION:** Proposed conversion/alteration to form office, W.C., store and link lobby.

**COMMENT:** No objection

**DECISION:** Approved with conditions

**APPLICATION:** P161511

**SITE:** Ground Floor, 1 Cygnus House, Black Swan Walk, Leominster, Herefordshire

**DESCRIPTION:** Propose to convert the ground floor of this property into a self-contained 1 person studio apartment.

**COMMENT:** No objection subject to the proposal meeting building control regulations.

**DECISION:** Permission not required.

**APPLICATION:** P160226

**SITE:** Land adjacent 87 Bridge Street, Leominster HR6 8EA

**DESCRIPTION:** Proposed 2 storey dwelling.

**COMMENT:** Recommend refusal for the following reasons:

- The proposal was inappropriate in design;
- The design was out of keeping and character with the existing street scene.

**DECISION:** Approved with conditions

*Refused*

**APPLICATION:** P161082

**SITE:** Ground floor at 18 Burgess Street, Leominster, Herefordshire, HR6 8DE

**DESCRIPTION:** Change of use of ground floor commercial unit to form four residential flats and an amendment to street front fenestration only in sympathy with historic surroundings

**COMMENT:** No objection

**DECISION:** Council refused application.

**APPLICATION:** P161389

**SITE:** Land at Westbury House, Ryelands Road, Leominster, Herefordshire, HR6 8NZ

**DESCRIPTION:** Proposed erection of two dwellings.

**COMMENT:** No objection

**DECISION:** Council refused application.



**APPLICATION:** P161153  
**SITE:** Brierley Court Barns, Brierley Lane, Brierley,  
Herefordshire, HR6 0NU  
**DESCRIPTION:** Non-material Amendment to Planning Permission 150472.  
**COMMENT:** No objection  
**DECISION:** Council refused application.

*Withdrawn*

**APPLICATION:** P161207  
**SITE:** 45A to 47 West Street, Leominster, Herefordshire, HR6  
8EP  
**DESCRIPTION:** Proposed 10 No. one, two and three bedroom flats and 8  
No. commercial premises for shops or offices in a three  
storey building.  
**COMMENT:** No objection on the condition that adequate provision was  
provided for the storage and subsequent disposal of  
waste.

### **PH32/16 LEOMINSTER AREA NEIGHBOURHOOD PLAN**

Committee **NOTED** that the Steering Group meeting held on Thursday 14<sup>th</sup> July 2016 had discussed the proposed amendments to the LANP prior to the resubmission of Regulation 16 documentation. The Steering Group had supported the amendments made.

Following discussion it was proposed by Cllr Lacey, seconded by Cllr Freedland and **RESOLVED** that the amended LANP be submitted to Full Council for adoption and submission.

### **PH33/16 IDENTIFICATION OF NEW HOUSING SITES**

Committee **NOTED** that Herefordshire Council had put out a new call for potential housing sites in rural Herefordshire. Members were requested to submit any potential sites directly to Herefordshire Council.

### **PH34/16 HIGHWAYS**

- (a) **Public Realm Update** – Committee **NOTED** the draft proposal for the public realm improvements in Leominster Town Centre which was currently being developed in partnership with Herefordshire Council and BBLP. Members were requested to submit any comments directly to the Town Clerk for inclusion.
- (b) **Public Transport** – Committee **NOTED** that the replacement 427 bus service was ready to commence. A Service Level Agreement was being drawn up and would be submitted to HVOSS within the next few days. Once everything was in place the service would commence.

### **PH35/16 THE HUM**

This item had already been dealt with under Minute PH28/16.

**PH36/16 DATE OF NEXT MEETING**

Committee **NOTED** that the next meeting would be held on Monday 8<sup>th</sup> August at 19:00hrs in the Council Chamber, 17 West Street, Leominster HR6 8EP.

There being no other business, the meeting closed at 8:40pm.

\_\_\_\_\_  
**CHAIR:**

\_\_\_\_\_  
**DATE:**