



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 2nd May 2017

To: All Members of the Planning & Highways Committee:
Councillors R Pendleton (Chair), Thomas (Vice-Chair), Barton, Davies,
Freedland, Lacey, A Pendleton, Preece, Rosser, Rumsey 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 8th May 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. 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 10th April 2017 (**attached**).
- 6. THE LEOMINSTER HUM**
To receive a verbal update.



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7. PLANNING APPLICATIONS

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

APPLICATION: P171045
SITE: 113 Bargates, Leominster, Herefordshire, HR6 8QS
DESCRIPTION: Proposed dropped kerb to provide access to newly created parking area in front garden area.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=171045&search=171045

APPLICATION: P171264
SITE: Land at Copper Beech Close, Leominster, Herefordshire, HR6 8L
DESCRIPTION: Proposed single storey dwelling
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=171264&search=171264

APPLICATION: P171248
SITE: 1 Dishley Court, Newtown, Leominster, Herefordshire HR6 8QD
DESCRIPTION: Amendments to 161550/L - Single storey rear extension - replace aluminium fascia and soffit and replace with painted timber.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=171248&search=171248

APPLICATION: P171180
SITE: 13 Broad Street, Leominster, Herefordshire, HR6 8BZ
DESCRIPTION: External: Remove existing NatWest brand signage and night safe. Internal: Through-out the building, remove non-original fixtures, fittings, furniture and equipment relating to the operation of the NatWest branch.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=171180&search=171180

APPLICATION: P171181
SITE: 13 Broad Street, Leominster, Herefordshire, HR6 8BZ
DESCRIPTION: External: Remove existing NatWest brand signage and night safe. Internal: Through-out the building, remove non-original fixtures, fittings, furniture and equipment relating to the operation of the NatWest branch.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=171181&search=171181



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APPLICATION: P171308
SITE: 15 Croft Street, Leominster, Herefordshire, HR6 8LA
DESCRIPTION: Two storey rear extension
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=171308&search=171308

APPLICATION: P171309
SITE: Land off Westcroft, Leominster, Herefordshire
DESCRIPTION: Application for approval of Reserved Matters following Outline Approval ref: 150812 for 30 No Dwellings.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=171309&search=171309

APPLICATION: P171366
SITE: Highfield, Newtown, Leominster, Herefordshire HR6 8QD
DESCRIPTION: Single side extension to form garden room and single storey rear extension to enlarge utility room.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=171366&search=171366

APPLICATION: P171394
SITE: Hillcrest, 143 Bargates, Leominster, HR6 8QS
DESCRIPTION: Works to a tree in a conservation area. T1, T2 & T3
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=171394&search=171394

8. DECISIONS

To note the following decisions made by Herefordshire Council:

APPLICATION: P170155
SITE: Oakwood Farm, Hamnish, Leominster HR6 0QN
DESCRIPTION: Proposed erection of office and facilities building
COMMENT: No objection
DECISION: Approved with conditions.

APPLICATION: P170233
SITE: The Cemetery, Hereford Road, Leominster HR6 8JS
DESCRIPTION: Change of use of land to provide 1209 burial spaces and ensure burial provision for the Leominster area for ninety years. Access roadways to the extension will be created from the existing cemetery
COMMENT: No Objection.
DECISION: Approved with conditions.



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- APPLICATION:** P170258
SITE: 17 West Street, Leominster HR6 8EP
DESCRIPTION: Change of use to restaurant to include A3, A4 and A5 use
COMMENT: The application was noted.
DECISION: Approved with conditions.
- APPLICATION:** P170524
SITE: Land at Brick House Farm, Brierley, Leominster, Herefordshire, HR6 0NT
DESCRIPTION: Approval of Reserved Matters for access, layout, landscaping, scale and appearance (P160553/0).
COMMENT: No objection in principle but it was noted that the proposed drive which is proposed to be 3.6 metres wide was not wide enough to enable two cars to pass by each other and was therefore too narrow.
DECISION: Approved with conditions.
- APPLICATION:** P170779
SITE: Meath House, Mill Street, Leominster, HR6 8EF
DESCRIPTION: Propose to crown reduce 1 x Willow tree (T1) by 30%.
Crown reduce 1 x Walnut tree (T2) by 30%.
COMMENT: Delegate authority to the Town Tree Warden to comment.
DECISION: Trees in a conservation area - works can proceed.
- APPLICATION:** P170798
SITE: 137 Bargates, Leominster, Herefordshire, HR6 8QS
DESCRIPTION: Works to various Conifers.
COMMENT: Delegate authority to the Town Tree Warden to comment.
DECISION: Trees in a conservation area - works can proceed.
- APPLICATION:** P163445
SITE ADDRESS: Land at Eaton Hill, Leominster, Herefordshire, HR6 0DG.
DESCRIPTION: Proposed dwelling.
COMMENT: No objection
DECISION: Approved with conditions.
- APPLICATION:** P161181
SITE: Land at Chipps House, Ivington, Leominster HR6 0JH
DESCRIPTION: Alteration of Chipps House to create three apartments together with the demolition of modern farm buildings and the conversion of the remaining barns to create four dwellings in addition to the erection of three detached dwellings within the remaining farm yard. Listed Building Consent.
COMMENT: No objection.



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DECISION: Approved with conditions.

APPLICATION: P161180

SITE: Land at Chipps House, Ivington, Leominster, Herefordshire, HR6 0JH.

DESCRIPTION: 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. Erection of three detached dwellings within the remaining farm yard.

COMMENT: No objection.

DECISION: Approved with conditions.

9. COMMITTEE MATTERS

- (a) **Community Right to Bid** – To note that the application to register the Hope Poll, HR6 8DX, has been evaluated and found that it does not satisfy the criteria laid down in the Localism Act and accompanying regulations. The application has been declined.

10. LEOMINSTER AREA NEIGHBOURHOOD PLAN

A verbal update will be provided if available.

11. HIGHWAYS AND PARKING MATTERS

- (a) **Highways Update** - To receive a verbal update on the progress of outstanding highway and parking matters.

12. DATE OF NEXT MEETING

The next meeting will be held on Monday 22nd May 2017 at **18:00hrs** in the Council Offices, 11 Corn Square, Leominster, HR6 8YP. Please note that the Environment & Services Committee meeting will follow on at 9:00hrs.

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 10th April 2017 commencing at 19:00 hours in the Council Offices, 17 West Street, Leominster HR6 8EP.

MEMBERS PRESENT: Councillors R Pendleton (Chair), Barton, Davies, Lacey, A Pendleton, Preece, Rumsey, Rosser and Thomas.

ALSO PRESENT: One member of the public.

OFFICERS PRESENT: Town Clerk.

PH162/16 APOLOGIES FOR ABSENCE

Cllrs Freedland and Taylor were not in attendance.

PH163/16 DECLARATIONS OF INTEREST

The following Declarations of Interest were made:

- Cllr Rosser: P170930 (personal)
- Cllr A Pendleton: P170354 (personal)

PH164/16 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH165/16 QUESTIONS FROM THE PUBLIC

One member of the public was present. The following matter was raised:

- (a) **Leominster Hum** – Concern was expressed that the noise level currently being experienced was as bad as ever and that it may be affecting the health of local children. The Hum was considered a social, acoustic and environmental problem.

A request was made to arrange a meeting with Herefordshire Council's Environmental Health Officers, the Town Council and local residents affected and who had complained. Following discussion it was agreed to request a meeting broadly on the lines suggested. However, a final decision regarding invitees would be made once those to be invited had suggested a suitable date and time.

PH166/16 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 20th March 2017 be agreed and signed as a correct record.

PH167/16 THE LEOMINSTER HUM

This item was dealt with under Minute PH165(a).

PH168/16 PLANNING APPLICATIONS

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

- APPLICATION:** P170354
SITE: Land adjacent to Alverstoke, Hereford Road, Wharton, Herefordshire, HR6 0NY
DESCRIPTION: Residential development of up to four detached dwellings with associated private gardens, garaging & shared private drive access.
COMMENT: Recommend refusal to this application on the following grounds:
- A detailed method statement has not been submitted to address the possibility that the site may be inhabited by the great crested newt;
 - There is a lack of clarification regarding the disposal and treatment of sewage from the development;
 - According to Welsh Water the proposed development site is crossed by a 400mm public watermain and a redundant 300mm watermain. This would pose a significant risk to a strategic asset and could affect the service to existing customers;
 - The Town Council wishes to support all the objections submitted and unless a satisfactory solution is provided the application should be refused.
- APPLICATION:** P170795
SITE: Rowan House, 13 Danesfield Drive, Leominster, Herefordshire, HR6 8HW
DESCRIPTION: Proposed domestic single storey side and rear extension and associated alterations.
COMMENT: No objection.
- APPLICATION:** P170919
SITE: Sundale, Newlands Drive, Leominster, Herefordshire, HR6 8PR
DESCRIPTION: Proposed rear extension to form utility room with conservatory.
COMMENT: No objection.
- APPLICATION:** P170654
SITE: 103 Bargates, Leominster, Herefordshire, HR6 8QS
DESCRIPTION: Proposed rear extension.
COMMENT: No objection.
- APPLICATION:** P170724
SITE: Application for discharge of planning obligations.

DESCRIPTION: Former Orphans Press Site, Laundry Lane, Leominster, Herefordshire, HR6 8JT
COMMENT: Request further details.

APPLICATION: P170894
SITE: Broad Farm, Leominster, Herefordshire, HR6 0AN
DESCRIPTION: Proposed replacement of hardstanding.
COMMENT: No prior consent required.

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

APPLICATION: P170898
SITE: Workshop, Long Acre, Ebnall, Leominster, Herefordshire HR6 9AL.
DESCRIPTION: Proposed change of use of B8 commercial yard to B2, demolition of vehicle repair shop. Erection of a new workshop building and office, with associated landscaping and advertising.
COMMENT: Recommend refusal to this application on the following grounds:

- There is concern that the proposal could create a noise and nuisance issue;
- The proposal for change of use will potentially impinge on the amenity of neighbouring residents;
- The proposal does not include a Noise Management Plan which is essential prior to any decision being taken.

APPLICATION: P170996
SITE: Broadward Hall, Hereford Road, Leominster, Herefordshire, HR6 8QG
DESCRIPTION: Proposed steel portal framed building extension, making off an existing cattle stock building.
COMMENT: No objection.

APPLICATION: P170930
SITE: Morrisons Supermarket, Leominster, Herefordshire, HR6 8RH
DESCRIPTION: Glazed entrance lobby extension to existing supermarket.
COMMENT: No objection.

APPLICATION: P171147
SITE: Moravian Church, 51 South Street, Leominster, Herefordshire, HR6 8JH
DESCRIPTION: Remove 3 Leylandi trees.

COMMENT: No objection.

APPLICATION: P171029
SITE: Waltons Farm, Ginhall Lane, Leominster, Herefordshire, HR6 9AH
DESCRIPTION: Proposed extension and car port.
COMMENT: No objection.

APPLICATION: P171145
SITE: Priory Church Of St Peter And St Paul, The Priory, Leominster, Herefordshire, HR6 8EQ
DESCRIPTION: Works to various trees.
COMMENT: Noted.

PH169/16 DECISIONS

The following grants and refusals were noted:

APPLICATION: P170571
SITE: 11 Corn Square, Leominster, Herefordshire, HR6 6SA
DESCRIPTION: Fell three Leylandi.
COMMENT: The application was noted.
DECISION: Works allowed.

APPLICATION: P170289
SITE: Prior Approval - Field 5251 North East of A44 & A49 Roundabout, Leominster, Herefordshire
DESCRIPTION: Proposed conversion of an agricultural building into a one bedroom;single storey dwelling.
COMMENT: Concern was expressed that this application was sited on the flood plain and the access required to the development would be too close to the roundabout thus creating a traffic hazard.
DECISION: Planning permission required.

APPLICATION: P170052
SITE: 30 South Street, Leominster, Herefordshire, HR6 8JB
DESCRIPTION: Works to trees covered by TPO. Complete removal of Copper Beech Tree.
COMMENT: Committee wished to object to this proposal. The tree was a landmark tree of significance in Leominster and should be conserved. Prior to any decision being made Herefordshire Council was urged to carry out a full arboricultural inspection of the tree by an expert arboriculturalist.
DECISION: Trees covered by TPO – consent given.

APPLICATION: P170548
SITE: 127 Bargates, Leominster, Herefordshire, HR6 8QS
DESCRIPTION: Works to three trees - Silver Birch, Twisted Willow and Ash trees.

COMMENT: Delegate response to the Council Tree Wardens.
DECISION: Trees in a conservation area - works can proceed.

APPLICATION: P163285
SITE: Brook Hall, 27 Broad Street, Leominster, Herefordshire, HR6 8BT

DESCRIPTION: Proposed conversion of ground floor only into 2 self-contained flats.

COMMENT: No objection to this application providing the following conditions were addressed:

- That the views of the Conservation Officer were taken into consideration;
- The concerns raised by local residents regarding the proposals were fully considered;
- That the points raised in the report submitted by Mr James were addressed fully;
- That all features of architectural and historical significance were protected and could be retrieved in the future;
- That the objections raised by the Transport Department that no car or cycle parking is proposed, nor is there space available. However, it is likely that at least some of the occupants will own cars, which will most likely be parked on the highway. This will increase parking pressure at an already busy place, including probable illegal parking in Vicarage Street. If the development was for fewer flats, it is likely that parking pressure would be reduced. This is contrary to NPPF Guidance clause 40;
- That adequate provision is made for the storage and disposal of waste.

DECISION: Approved with conditions.

APPLICATION: P163287
SITE: Brook Hall, 27 Broad Street, Leominster, Herefordshire, HR6 8BT

DESCRIPTION: Listed Building Consent - proposed conversion of ground floor only into 2 self-contained flats.

COMMENT: No objection to this application providing the following conditions were addressed:

- That the views of the Conservation Officer were taken into consideration;
- The concerns raised by local residents regarding the proposals were fully considered;
- That the points raised in the report submitted by Mr James were addressed fully;

- That all features of architectural and historical significance were protected and could be retrieved in the future;
- That the objections raised by the Transport Department that no car or cycle parking is proposed, nor is there space available. However, it is likely that at least some of the occupants will own cars, which will most likely be parked on the highway. This will increase parking pressure at an already busy place, including probable illegal parking in Vicarage Street. If the development was for fewer flats, it is likely that parking pressure would be reduced. This is contrary to NPPF Guidance clause 40;
- That adequate provision is made for the storage and disposal of waste.

DECISION: Approved with conditions.

APPLICATION: P170282
SITE: 15 Croft Street, Leominster, Herefordshire, HR6 8LA
DESCRIPTION: Two storey rear extension.
COMMENT: No objection
DECISION: Refused.

APPLICATION: P170348
SITE: Meadway, Portna Warden Lane, Leominster, Herefordshire, HR6 8RS
DESCRIPTION: Erection of single storey side and rear extension.
COMMENT: No objection
DECISION: Approved with conditions.

PH170/16 LEOMINSTER AREA NEIGHBOURHOOD PLAN

Committee noted that a meeting with the Neighbourhood Planning Team would take place on Wednesday 12th April 2017. Confirmation on settlement boundaries and revised wording was being sought. Following agreement from Herefordshire Council that the Plan was compliant a further public consultation exercise would be carried out prior to Regulation 16 submission, probably in September 2017. Following that the Plan would be subject to examination followed by referendum.

PH171/16 HIGHWAYS AND PARKING MATTERS

- (a) **Street Trading Application** – Committee was informed that the Licensing Department at Herefordshire Council had received a Street Trading application from a Leominster-based trader who wished to place a converted VW camper vehicle in Corn Square for the purposes of street trading. Following discussion Committee raised no objections subject to all operators holding the relevant Hygiene Certification and the trader had Employers Liability insurance.

- (b) **Highways Update** – Committee noted that Residential Parking Schemes had been submitted for Priory Road and School Road. These should be completed by January 2018.

PH172/16 DATE OF NEXT MEETING

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

There being no other business, the meeting closed at 8:03pm.

CHAIR:

DATE: