



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 12th July 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 18th July 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 6th June 2016 (**attached**).
- 6. PLANNING APPLICATIONS**
The following applications have been received from the Planning Authority and require comment:



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APPLICATION: P161832
SITE: 9 Caswell Crescent, Leominster, Herefordshire, HR6 8BE
DESCRIPTION: Proposed extensions.
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=161832&search=p161832>

APPLICATION: P161753
SITE: Badgers Court, 27-31 South Street, Leominster, Herefordshire, HR6 8JQ
DESCRIPTION: Proposed pair of semi-detached dormer bungalows.
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=161753&search=p161753>

APPLICATION: P161801
SITE: Co-operative Stores, Dishley Street, Leominster, Herefordshire, HR6 8PX
DESCRIPTION: Various signage
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=161801&search=p161801>

APPLICATION: P162001
SITE: Cottages, Wharton, Leominster, Herefordshire
DESCRIPTION: Reserved matters application for 10 dwellings.
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=162001&search=p162001>

APPLICATION: P162027
SITE: Stag Batch House, Monkland Road, Leominster, Herefordshire, HR6 9DA
DESCRIPTION: Proposed agricultural building.
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=162027&search=p162027>

7. DECISIONS

The following decisions have been 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



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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, Herefordshire, 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.



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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.

8. LEOMINSTER AREA NEIGHBOURHOOD PLAN

To receive an update on the LANP following the Steering Group meeting held on Thursday 14th July 2016 to discuss proposed amendments prior to resubmission of Regulation 16 documentation.

9. IDENTIFICATION OF NEW HOUSING SITES

A letter has been forwarded to all members regarding a new call for potential housing sites to be identified in rural Herefordshire. It is requested that Members consider whether information on any sites within Leominster should be forwarded to Herefordshire Council in response to this request. Please note that this may not be relevant as the Town Council has supported the development of a Neighbourhood Plan

10. HIGHWAYS

(a) **Public Realm Update** – A draft proposal for the public realm improvements in Leominster Town Centre is currently being developed and a draft Public Realm Improvements document will be presented.

(b) **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

An update of the BPI meeting, which took place on Thursday 30th June 2016, will be provided at the meeting. A written report will be presented.

12. DATE OF NEXT MEETING

The next meeting will be held on Monday 8th August 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 27th June 2016 commencing at 18:00 hours in the Council Offices, 17 West Street, Leominster HR6 8EP.

MEMBERS PRESENT: Councillors R Pendleton (Chair), Thomas (Vice Chair), Bartlett, Davies, Lacey, A Pendleton and Rosser.

ALSO PRESENT: Ward Cllrs McCaull and Stone and one member of the public.

OFFICERS PRESENT: Town Clerk.

Prior to the commencement of the meeting Cllr Bartlett formally stood down as Vice Chair of the Committee. Nominations were invited for Vice Chair.

Cllr Thomas was proposed by Cllr Bartlett and seconded by Cllr Lacey. There being no other nominations, Cllr Thomas was formally appointed Vice Chair.

PH13/16 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Barton (illness), Freedland (work) and Taylor (work).

PH14/16 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH15/16 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH16/16 PRESENTATION

Committee received a presentation from Sean Rooney on the proposals developed by Herefordshire Council and Balfour Beatty (BBLP) to improve Bargates Junction and help try to address the traffic and air quality issues.

A scheme had been developed by BBLP which was programmed to commence in September 2016. This scheme has been ratified by Ward Members. New traffic signals were being procured and there was a specific window for the work to be carried out due to the amount of resurfacing required.

The current traffic lights were timed. The new scheme would learn the traffic flows and re-programme itself to improve traffic flows and help reduce queuing. Crossings would remain at current locations but be significantly improved with tactile paving and DDA approved signals.

It was agreed to support the proposal to resurface the junction over a 3-4 night period, to try to reduce disruption as much as possible. The junction would need to be closed, requiring a diversion to be put in place.

An assessment was requested pre and post the revised junction installation to assess whether the new system had improved the traffic flow and air quality.

Committee thanked Mr Rooney for attending.

PH17/16 QUESTIONS FROM THE PUBLIC

Concerns were expressed regarding potential obstruction to Footpath ZC137 due to the development relating to planning application P141022. It appeared that the footpath would require a diversion to enable the proposed development to proceed.

It was agreed to contact the PROW Officer at Herefordshire Council to obtain a written statement that a diversion order was not required and that the footpath would continue to retain its statutory designation. If this was not forthcoming, then an official diversion order would be requested.

It was noted that the developers of the site were proposing to close the footpath for up to two years. As the walk was part of the Herefordshire Trail, a request would be submitted to ensure that the footpath remained open and every effort was made to reduce this closure to a minimum.

PH18/16 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 6th June 2016 be agreed and signed as a correct record.

PH19/16 PLANNING APPLICATIONS

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

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

APPLICATION: P161729
SITE: Benedict Court, Southern Avenue, Leominster, Herefordshire, HR6 0QF
DESCRIPTION: Proposed change of use of existing B1 offices (single and 2 storey) to 6 x 2 bedroom flats and 7 x 1 bedroom flats. Prior Approval - Offices to Residential
COMMENT: No objection.

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.

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.

APPLICATION: P161549

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

DESCRIPTION: Single storey rear extension.

COMMENT: No objection.

APPLICATION: P161550

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

DESCRIPTION: Single storey rear extension.

COMMENT: No objection.

APPLICATION: P161680

SITE: 3 Hereford Road, Leominster, Herefordshire, HR6 8JS.

DESCRIPTION: Proposed ground floor extension.

COMMENT: No objection.

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.

APPLICATION: P161817

SITE: 147a Bargates, Leominster, Herefordshire, HR6 8QT.

DESCRIPTION: Works to Trees in a Conservation Area. Remove a Leylandii at front of property.

COMMENT: No objection.

PH20/16 DECISIONS

The following decisions made by Herefordshire Council were **NOTED**:

Grants/Approvals

APPLICATION: P161073

SITE: 109 Bargates, Leominster HR6 8QS

DESCRIPTION: Works to Trees in a Conservation Area. Works to 5 trees

COMMENT: No objection

DECISION: Approved with conditions

APPLICATION: P161010

SITE: 189 Ridgemoor Road, Leominster HR6 8UH

DESCRIPTION: Works to Trees covered by TPO: Works to overhanging trees.

COMMENT: Committee considered that the application did not include sufficient detail of the proposed works to be carried out and could only be considered if a detailed application was submitted.

DECISION: Approved with conditions

APPLICATION: P160975

SITE : Brierley Court Hop Farm, Brierley Lane, Brierley

DESCRIPTION: Erection of 3,000 M3 cylinder heat storage tank associated with existing poly tunnels

COMMENT: No objection

DECISION: Approved with conditions

APPLICATION: P161158

SITE : Unit 1, Ivingtonbury, Ivington, Leominster, Herefordshire, HR6 0JH

DESCRIPTION: Proposed single storey extension.

COMMENT: No objection

DECISION: Approved with conditions

APPLICATION: P161157

SITE : Unit 1, Ivingtonbury, Ivington, Leominster, Herefordshire, HR6 0JH

DESCRIPTION: Proposed single storey extension.

COMMENT: No objection

DECISION: Approved with conditions

Planning Application P141022F

This matter had been dealt with under Minute PH17/16.

PH21/16 HIGHWAYS

An update was requested regarding the implementation of the Resident Parking Zones. This would be presented at the next meeting of the Committee.

PH22/16 THE HUM

Committee noted that a meeting with BPI, Herefordshire Council and local residents would take place on Thursday 30th June 2016 at 10am. An update would be provided at the next Committee meeting.

Additional Item

PH23/16 LANP

Committee noted that the LANP had been revised following feedback from Herefordshire Council. Prior to resubmission, it was agreed that a Steering Group meeting be called to agree the final revised document.

PH24/16 DATE OF NEXT MEETING

Committee noted that the next meeting of the Committee would be held on Monday 18th July at 19:00hrs in the Council Chamber, 17 West Street, Leominster HR6 8EP.

There being no other business, the meeting closed at 7:02pm.

CHAIR:

DATE: