



# LEOMINSTER TOWN COUNCIL

## PLANNING & HIGHWAYS COMMITTEE

Tuesday 30<sup>th</sup> February 2018

To: All Members of the Planning & Highways Committee:  
Councillors Thomas (Chair), Rosser (Vice-Chair), Bartlett, 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 5<sup>th</sup> March 2018** 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.



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#### 6. MINUTES OF PREVIOUS MEETING

To receive and approve as a correct record the minutes of the Planning & Highways Committee meeting held on 5<sup>th</sup> February 2018.

#### 7. THE LEOMINSTER HUM

An update would be provided if available. Following the previous meeting letters have been sent to BPI and Herefordshire Council outlining issues identified by those affected.

#### 8. PLANNING APPLICATIONS

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

**APPLICATION:** P174601

**SITE:** 3 Old Hall Cottages, Brierley, Leominster HR6 0NU

**DESCRIPTION:** Listed Building Consent: Proposed replace wooden windows with hardwood frames and double glazing units. Remove stud partition wall and shower in utility room. Add shower cubicle to upstairs bathroom, Clad timber frame on rear of house with weather boarding to protect the frame. Secure all loose roof tiles and repair and flashing as needed.

**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning-services/planning\\_application\\_search/details?id=174601&search=174601](https://www.herefordshire.gov.uk/info/200142/planning-services/planning_application_search/details?id=174601&search=174601)

**APPLICATION:** P180091

**SITE:** Long Acre, Ebnall, Leominster HR6 9AL

**DESCRIPTION:** Proposed extension to dropped curbs to widen access to property at both entrance points.

**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning-services/planning\\_application\\_search/details?id=180091&search=180091](https://www.herefordshire.gov.uk/info/200142/planning-services/planning_application_search/details?id=180091&search=180091)

**APPLICATION:** P180319

**SITE:** 33 Broad Street, Leominster HR6 8DD

**DESCRIPTION:** Listed Building Consent: Replacement windows to match original in front façade. Various internal improvements.

**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning-services/planning\\_application\\_search/details?id=180319&search=180319](https://www.herefordshire.gov.uk/info/200142/planning-services/planning_application_search/details?id=180319&search=180319)

**APPLICATION:** P180450

**SITE:** 50 Caswell Road, Leominster HR6 8BD

**DESCRIPTION:** Proposed extension and alterations to existing dwelling.

**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning-services/planning\\_application\\_search/details?id=180450](https://www.herefordshire.gov.uk/info/200142/planning-services/planning_application_search/details?id=180450)



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**APPLICATION:** P180470  
**SITE:** Little Acre, Newtown Lane , Leominster HR6 8QD  
**DESCRIPTION:** Proposed replacement dwelling.  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=180470&search=180470](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=180470&search=180470)

**APPLICATION:** P180531  
**SITE:** Brick House Farm, Brierley Lane, Brierley HR6 0NT  
**DESCRIPTION:** Proposed erection of replacement agricultural storage and livestock accommodation.  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=180531&search=180531](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=180531&search=180531)

#### 9. DECISIONS

To note the following decisions made by Herefordshire Council:

**APPLICATION:** P172135  
**SITE:** Barons Cross Camp, Cholstrey, Leominster, HR6  
**DESCRIPTION:** Reserved matters application for 414 dwellings, vehicular access and associated works.  
**COMMENT:** No objection.  
**DECISION:** Approved with conditions

**APPLICATION:** P174562  
**SITE:** Trevean, Newlands Drive, Leominster, HR6 8PR  
**DESCRIPTION:** Proposed extension  
**COMMENT:** No objection.  
**DECISION:** Approved with conditions

#### *Refused*

**APPLICATION:** P170296 and P170297  
**SITE:** 39 Broad Street, Leominster HR6 8DD  
**DESCRIPTION:** Conversion of single dwelling to form three separate town houses  
**COMMENT:** Recommend refusal to this application on the following grounds:

- There is insufficient space to store waste;
- There is a concern that waste disposal could cause both a highway and health hazard due to the pavements being blocked by waste on collection day;
- The proposal would result in the loss of a reasonably sized dwelling;
- The application should be subject to the views of the Conservation Officer.



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**DECISION:** Refused

#### 10. HIGHWAYS AND PARKING MATTERS

- (a) **Speed Limit Extension, Monkland Road** – To consider submitting a formal response to the proposal to extend the speed limit along the A44 Monkland Road. Details are attached.
- (b) **Public Realm Consultation Review Report & Commissioning Model** – A further meeting was held on 15<sup>th</sup> February 2018. A reply was still awaited from Herefordshire Council and Balfour Beatty. A further meeting with relevant Officers is being organised. A reminder that the Town Councillors appointed to this Task & Finish Group are Cllrs Egan, R Pendleton, Preece and Rumsey.
- (c) **Air Quality, Bargates** – Please see the attached report.
- (d) **Highway & Parking Matters** – To consider any additional parking and highway issues.

#### 11. LEOMINSTER AREA NEIGHBOURHOOD PLAN

An invitation to encourage potential examiners to take this to its next stage has been sent out. The proof of evidence to support the land allocations within the LANP is currently being developed. A further update will be provided at the meeting.

#### 12. DATE OF NEXT MEETING

The next meeting will be held on Monday 26<sup>th</sup> March 2018 at **18:00hrs** in the Council Offices, 11 Corn Square, Leominster, HR6 8YP. Please note that the Full Council meeting will follow. Monday 2<sup>nd</sup> April 2018 is Easter Monday.

# LEOMINSTER TOWN COUNCIL

## PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 5<sup>th</sup> February 2018 commencing at 19:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

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**MEMBERS PRESENT:** Councillors Thomas (Chair), Bartlett, Davies, Egan, Herschy, R Pendleton and Preece.

**ALSO PRESENT:** Ward Cllr Stone and three members of the public.

**OFFICER PRESENT:** Town Clerk.

### **PH165/17 APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllrs Freedland, Rosser and Rumsey (personal).

Committee noted that Mr Barton had resigned from the Town Council.

### **PH166/17 DECLARATIONS OF INTEREST**

There were no Declarations of Interest made.

### **PH167/17 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.

### **PH168/17 REQUESTS FOR DISPENSATIONS**

There had been no requests received.

### **PH169/17 QUESTIONS FROM THE PUBLIC**

Three members of the public were present. The following matter was raised:

#### *The Leominster Hum*

Clarification was requested as to whether an update had been provided by BPI following the recent works carried out to help reduce the noise issue. It was stated that no improvements had been experienced though the type of noise had changed. The low frequency noise continued to be an issue for residents.

It was confirmed that all the works as specified had been completed. RPS had carried out the post works survey in mid-January at the same

boundary locations as previously taken. Initial findings indicated a positive reduction in noise emanating from the site. The report was expected by the end of the week. Interested parties would then be invited back to assess the results. It had been confirmed that a roller shutter door had stuck part open for three days recently due to damage which may have contributed to some additional noise escaping.

Following discussion it was agreed to write to both Herefordshire Council and BPI expressing the Committee's disappointment that it continued to receive representations and complaints regarding the noise nuisance, which was still an issue, and request that urgent action be taken to address the concerns being raised.

**PH170/17 MINUTES OF PREVIOUS MEETING**

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 8<sup>th</sup> January 2018 be agreed and signed as a correct record.

**PH171/17 THE LEOMINSTER HUM**

This item had been discussed under Minute PH169/17.

**PH172/17 PLANNING APPLICATIONS**

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

**APPLICATION:** P174097  
**SITE:** Mile End, Broad Lane, Leominster HR6 0AL  
**DESCRIPTION:** Retrospective permission for the use of land for wood chipping with wood storage yard and building to include office building, chop stores, drying floor, fan house and boiler house with biomass plant to generate 80Kw of electricity.  
**COMMENT:** Request that the Planning Authority takes into full consideration the comments submitted by Luston Group Parish Council.

**APPLICATION:** P174696  
**SITE:** Home Farm, Hennor, Leominster HR6 0QR  
**DESCRIPTION:** Proposed covered feeding area canopy to two existing agricultural buildings.  
**COMMENT:** No objection.

**APPLICATION:** P174736  
**SITE:** 43-45 High Street, Leominster  
**DESCRIPTION:** Proposed conversion of upper floors to form 2 self-contained flats  
**COMMENT:** No objection subject to the application meeting building regulations, the repairs preserve the existing features and that provision for waste and recycling storage is provided within the curtilage of the building.

**APPLICATION:** P174737  
**SITE:** 43-45 High Street, Leominster  
**DESCRIPTION:** Listed Building Consent: Proposed conversion of upper floors to form 2 self-contained flats  
**COMMENT:** No objection subject to the views of the Conservation Officer, the repairs preserve the existing features and that provision for waste and recycling storage is provided within the curtilage of the building.

**APPLICATION:** P174813  
**SITE:** 9-13 Bargates, Leominster, HR6 8EX  
**DESCRIPTION:** Listed Building: Proposed restoration of gable end.  
**COMMENT:** Support this application.

**APPLICATION:** P180049  
**SITE:** 4 Corn Square, Leominster HR6 8LX  
**DESCRIPTION:** Listed Building Consent: Proposed retail bank, basement floor, ground floor and first floor installation of 2no new air conditioning condensing units on the lightwell. Ground floor 1no new CCTV camera in front elevation. 1no new halo illuminated individual letter signage. 1no new none illuminated projecting sign. 1no new non-illuminated wall mounted branch nameplate.  
**COMMENT:** Support this application.

**APPLICATION:** P180050  
**SITE:** 4 Corn Square, Leominster HR6 8LX  
**DESCRIPTION:** Advertising Consent: Proposed retail bank, basement floor, ground floor and first floor installation of 2no new air conditioning condensing units on the lightwell. Ground floor 1no new CCTV camera in front elevation. 1no new halo illuminated individual letter signage. 1no new none illuminated projecting sign. 1no new non-illuminated wall mounted branch nameplate.  
**COMMENT:** Support this application.

Committee noted that soft market review recently undertaken by Herefordshire Council regarding the future of the library had confirmed that it would continue to be located in its existing building above Barclays Bank. Therefore it was unlikely that applications P180049 and P180050 would affect the library but this would be monitored.

**APPLICATION:** P180186  
**SITE:** 64 Bargates, Leominster, HR6 8EY  
**DESCRIPTION:** Conservation Area: Crown reduction to Silver Birch and Lilac  
**COMMENT:** Support this application.

**APPLICATION:** P180286  
**SITE:** 98 Ridgemoor Road, Leominster, HR6 8UL

**DESCRIPTION:** TPO: Proposed works to chestnut tree  
**COMMENT:** Defer comment to the Leominster Tree Warden and the Tree Officer.

**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.

**APPLICATION:** P180336  
**SITE:** Land near Ryelands, Leominster  
**DESCRIPTION:** Proposed upgrade of existing 2 wire 11,000 volt line to 3 wire line  
**COMMENT:** Support this application.

#### **APPEAL DECISION**

Committee noted that the appeal related to Planning Application P160228, notification for prior approval for a change of use of an agricultural building to a dwelling house (Use Class C3) and for associated operational development had been dismissed.

#### **MEMORANDUM OF UNDERSTANDING**

Committee noted the Memorandum of Understanding between Herefordshire Council and Keepmoat Homes Ltd relating to Condition 15 of P120887.

#### **PH173/17 DECISIONS**

The following decisions made by Herefordshire Council were noted:

**APPLICATION:** P173286  
**SITE:** 4 Millers Close, Leominster HR6 8BP  
**DESCRIPTION:** Proposed Porch  
**COMMENT:** No objection.  
**DECISION:** Approved with conditions

It was noted that the following applications had been granted permission by the Herefordshire Planning Committee on 31<sup>st</sup> January 2018:

**APPLICATION:** P172135  
**SITE:** Barons Cross Camp, Cholstrey, Leominster, HR6  
**DESCRIPTION:** Reserved matters application for 414 dwellings, vehicular access and associated works.

**APPLICATION:** P173082  
**SITE:** Land at Parkgate, Ivington, Leominster, HR6 0JX  
**DESCRIPTION:** Proposed erection of an agricultural workers' dwelling (part retrospective)



**PH174/17 PLANNING, HIGHWAYS AND PARKING MATTERS**

- (a) **Public Realm Consultation Review Report & Commissioning Model –** Committee noted the update report following the first meeting. The next meeting would be held on 15<sup>th</sup> February 2018.
- (b) **Highway & Parking Matters –** Committee noted that the roads in Leominster has seriously deteriorated over the winter period and areas such as Bargates were now causing concern due to the number of potholes. It was agreed to highlight this issue again with the Locality Steward.

It was further noted that Herefordshire Council had indicated that £5 million of the Amey refund would be invested into highway maintenance throughout the County.

It was agreed to write to Herefordshire Council to support a future Challenge Fund application to upgrade and improve the A44.

It was noted that due to roadwork being undertaken on the A49 in the next few weeks, a diversion was in place which would significantly affect Leominster. The works were taking place from the end of Mill Street to Brimfield and would be mainly undertaken at night.

**PH175/17 LEOMINSTER AREA NEIGHBOURHOOD PLAN**

Committee noted that the Plan had now passed through the Regulation 16 consultation successfully and would now be submitted for examination. Supporting evidence was being compiled to help evidence the proposals contained within the Plan. A further update would be provided when available.

**PH176/17 DATE OF NEXT MEETING**

Committee noted that the next meeting would be held on Monday 5<sup>th</sup> March 2018 at 19:00hrs in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 8:09pm.

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**CHAIR:**

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**DATE:**

## LEOMINSTER TOWN COUNCIL

### BARGATES ISSUES

Following the Full Council meeting held on the 29<sup>th</sup> January 2018 the following issues were raised

#### *Barons Cross P172135*

Concern was expressed regarding the current air quality at the Bargates junction and the impact an additional 414 dwellings would have on it. It was noted that the reserved matters application would be considered by Herefordshire Council, the Planning Authority, on Wednesday 31<sup>st</sup> January 2018.

Following discussion it was agreed to:

- Request the latest air quality figures measured at the Bargates Junction;
- Obtain an update from Herefordshire Council on whether the new traffic lights system had had any impact on the air quality;
- Request details from Herefordshire Council on its plans to measure air quality and the Action Plan it has developed to address and mitigate the existing air quality issues which do not meet current standards.

The following response has been received:

#### **Latest air quality figures**

Nitrogen dioxide diffusion tube air quality data for 2017 has been collected. Herefordshire Council is now awaiting the national bias adjustment factor from DEFRA so that the data can be adjusted in accordance with technical guidance on air quality. The DEFRA bias adjustment factor is normally released in March of each year and publication of the data on Herefordshire Council's website will follow shortly after. Data for 2015 and 2016 can be found at Herefordshire Council's website here: [https://www.herefordshire.gov.uk/info/200145/business/133/environment\\_and\\_pollution/1](https://www.herefordshire.gov.uk/info/200145/business/133/environment_and_pollution/1)

#### **Traffic lights system**

Once the 2017 bias adjustment data has been collated, it may be possible to evaluate if there has been a change in air quality following introduction of the new Bargates traffic lights system by comparison with previous data sets from 2015 and 2016. However, it should be noted that annual diffusion tube data can only be reliably used to determine trends over a large number of years. It may therefore be difficult to tell if there has been an improvement over a relatively short period. Other factors may also influence data such as meteorological conditions. However, diffusion tube monitoring does provide an indicative (and accepted) comparison with limit values and the air quality strategy (AQS) objectives based on the annual mean calculated from monthly measurements.

#### **Bargates air quality action plan and plans to measure air quality**

The Bargates air Quality Action Plans can be found at:

[https://www.herefordshire.gov.uk/downloads/file/11220/bargates\\_air\\_quality\\_action\\_plan\\_2014](https://www.herefordshire.gov.uk/downloads/file/11220/bargates_air_quality_action_plan_2014)

The plan has seen improvements to traffic light sequencing at the A44/B4361 Bargates junction and this will be reviewed in light of further monitoring. There has been ongoing promotion of walking and cycling through the local press and distribution of publicity materials, for example:

- Leominster Walking & Cycling Guide showing local infrastructure
- Free adult cycle lessons
- Free Bikeability sessions for local primary school children

Herefordshire Council continues monitoring nitrogen dioxide using diffusion tubes at existing Bargates locations and additional monitoring points are being implemented that will add to the 2018 data set.