



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 16th February 2016

To: All Members of the Planning & Highways Committee:
Councillors R Pendleton (Chair), Bartlett (Vice-Chair), Barton, Davies, Gibson,
Lacey, Marsh, Rosser, Rumsey, Taylor and Thomas.
(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 22nd February 2016** commencing at **18:00 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 1st February 2016 (**attached**).



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

6. PLANNING APPLICATIONS

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

APPLICATION: P160204

SITE : Brierley Court Hop Farm, Brierley Lane, Brierley

DESCRIPTION: Distribution of previously excavated soil from the creation of new reservoirs to 3 field areas on the same holding.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=160204&search=p160204>

APPLICATION: P160226

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

DESCRIPTION: Outline: Proposed 10 dwellings with garages and car spaces.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=160226&search=p160226>

APPLICATION: P160228

SITE : Agricultural building at Field 5251, north east of A44 and A49 Roundabout Leominster, Herefordshire

DESCRIPTION: Notification of prior approval for a change of use of an agricultural building to a dwelling house (Use Class C3) and for associated operational development.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=160228&search=p160228>

APPLICATION: P160229

SITE: 6a South Street, Leominster HR6 8JB

DESCRIPTION: Notification for a proposed change of use of a building from Class A2 to a dwelling house (Class C3) under Class M(a) only.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=160229&search=P160229>

APPLICATION: P160312

SITE : Lugg View, Mill Street, Leominster HR6 8EG

DESCRIPTION: Proposed variation of condition 2 of planning permission 151692 – amended to the approved plans to allow repositioning of solar panels and increased ridge height of new barn.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=160312&search=p160312>



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

APPLICATION: P160338
SITE : Martin Croft, Upper Ivington, Leominster HR6 0JN
DESCRIPTION: Proposed single storey side extension.
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=160338&search=p160338>

7. DECISIONS

The following decisions have been made by Herefordshire Council.

Grants/Approvals

APPLICATION: P151820
SITE: Pattys Cross Cottage, Leominster, Herefordshire, HR6 8DD
DESCRIPTION: Propose to replace single glazing to some windows with double glazing
COMMENT: No objection subject to the views of the Conservation Officer and that the proposal is sympathetic to the character of the building.
DECISION: Approved with conditions

APPLICATION: P152439
SITE ADDRESS: West Eaton Residential Home, Leominster HR6 0QJ
DESCRIPTION: Proposed 62 bedroom residential dementia nursing care community on two floors with associated landscaping.
COMMENT: No objections raised.
DECISION: Approved with conditions

APPLICATION: P153323
SITE: 55 Etnam Street, Leominster HR6 8AE
DESCRIPTION: Works to trees in a Conservation Area
COMMENT: No Objection subject to the views of the tree officer.
DECISION: Approved

APPLICATION: P153357
SITE: 1 Brook Hall Mews, Vicarage Street, Leominster HR6 8FP
DESCRIPTION: Works to trees in a Conservation Area. Lime Tree
COMMENT: No Objection.
DECISION: Approved

APPLICATION: P153519
SITE: 93 Bridge Street, Leominster HR6 8EA
DESCRIPTION: Proposed demolition of single storey brick extension and erection of conservatory (Retrospective).
COMMENT: No Objection
DECISION: Approved with conditions

APPLICATION: P153520
SITE: 93 Bridge Street, Leominster HR6 8EA



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

DESCRIPTION: Listed Building Consent: Proposed demolition of single storey brick extension and erection of conservatory (Retrospective).

COMMENT: No Objection

DECISION: Approved.

DECISION: Approved with conditions

APPLICATION: P153669

SITE: Hivron, 29 Barons Cross Road, Leominster HR6 8ERL

DESCRIPTION: Proposed 2 storey rear extension

COMMENT: No Objection.

APPLICATION: P153758

SITE: The Woodlands, Ryelands Road, Leominster HR6 8PN

DESCRIPTION: Works to various trees.

COMMENT: Approved.

DECISION: Approved.

APPLICATION: P160018

SITE: 193 Ridgemoor Road, Leominster HR6 8UJ

DESCRIPTION: Works to various trees.

COMMENT: Approved.

DECISION: Approved.

Appeal Decision

APPLICATION: P150013 Outline

SITE: Towns End Cottage, 10 Hereford Road, Leominster, Herefordshire, HR6 8JU

DESCRIPTION: Site for proposed residential development.

COMMENT: Request deferral of the determination of this application until the legal position has been confirmed regarding the possible obstruction the proposal will have to the footpath that runs alongside the property has been fully resolved and the ownership of the access is fully resolved. Council expressed concern that power cables run alongside the property so it may prove difficult and expensive if the footpath needs to be diverted.

DECISION: Refused

8. NEIGHBOURHOOD PLAN

The LANP has been submitted to Herefordshire Council for consultation.

9. HIGHWAYS

(a) **Local Transport Initiatives** – To note that a meeting with neighbouring parishes will take place on Tuesday 1st March 2016 at 7pm at the Council Offices.

(b) **Cycle Training** – To receive an update on this matter.



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

- (c) **Unrecorded Rights of Way** – The following question has been raised by a local resident:

“I would consider that checking that Herefordshire Council has complete and correct highway records for Leominster to be a fundamental role of the Town Council, as without that we cannot expect appropriate maintenance and management? The question becomes when errors and omissions are observed what action ought LTC take, raising Road Protocol Application with suitable and sufficient evidence as HC are saying in reply to my question, or asking them to assert their authority and self-register these roads in-conformance with their responsibility as set out in the legislation? They need to be registered by 2026 else public rights of use may be extinguished.”

10. LICENSING

- (a) **Shooters Bar Ltd** – To comment on the following licence application:

Premise Name	Premise address	Variation requested	End of 28 day Period	Current Licence
Shooters Bar Ltd	Pool Club, Grafton House Burgess Street Leominster HR6 8DE	To remove condition concerning SIA door staff and replace with condition asking for them on risk assessed basis To amend condition of last entry time from midnight to 01:00 (save for late night workers)	23.02.16	PR00695

11. DATE OF NEXT MEETING

The next meeting would be held on Monday 14th March 2016 at 18:00hrs 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 1st February 2016 commencing at 18:00 hours in the Council Offices, 17 West Street, Leominster HR6 8EP.

MEMBERS PRESENT: Councillors R Pendleton (Chair), Bartlett, Barton, Davies, Gibson Lacey and Thomas. Rumsey (work) and Taylor (work).

OFFICERS PRESENT: Town Clerk and Deputy Clerk

PH106 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Marsh (work) and Rosser (illness).

PH107 DECLARATIONS OF INTEREST

There were no declarations of interest made.

PH108 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH109 QUESTIONS FROM THE PUBLIC

There were no questions raised.

PH110 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 11th January 2016 be agreed and signed as a correct record.

PH111 PLANNING APPLICATIONS

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

APPLICATION: P150052

SITE : Land at, and West of West Winds, Cholstrey Road, Leominster, Herefordshire

DESCRIPTION: Outline: Proposed 10 dwellings with garages and car spaces.

COMMENT: Recommend Refusal for the following reasons:

- The proposal goes against Policy LD3 of the adopted Herefordshire Core Strategy which requires the retention of existing Green Infrastructure corridors and linkages;
- The proposal is sited directly in the Green Corridor as designated by both the Adopted Core Strategy and the emerging Leominster Area Neighbourhood Plan;

- The background papers continue to refer to the Urban District Plan which has now been superseded by the recently adopted Herefordshire Core Strategy;
- The proposal goes against Policy LANP 10 of the emerging Leominster Area Neighbourhood Plan, currently at Regulation 16 Stage;
- The proposal goes against Policy LANP 11 of the emerging Leominster Area Neighbourhood Plan, currently at Regulation 16 Stage;
- The Leominster Area Neighbourhood Plan supports the adopted Herefordshire Core Strategy especially with regard to the protection of the Green Infrastructure Corridor.

Council also wished its previous outstanding objections to be taken into consideration:

- The application is sited in the Strategic Green Corridor as identified within the Green Infrastructure Plan adopted by Herefordshire Council and is therefore contrary to local planning policy;
- There are major concerns regarding highway safety and the proposed access and egress routes.

APPLICATION: P150053

SITE: Land at, and West of West Winds, Cholstrey Road, Leominster, Herefordshire

DESCRIPTION: Outline: Proposed 25 dwellings with garages and car spaces.

COMMENT: Recommend Refusal for the following reasons:

- The proposal goes against Policy LD3 of the adopted Herefordshire Core Strategy which requires the retention of existing Green Infrastructure corridors and linkages;
- The proposal is sited directly in the Green Corridor as designated by both the Adopted Core Strategy and the emerging Leominster Area Neighbourhood Plan;
- The background papers continue to refer to the Urban District Plan which has now been superseded by the recently adopted Herefordshire Core Strategy;
- The proposal goes against Policy LANP 10 of the emerging Leominster Area Neighbourhood Plan, currently at Regulation 16 Stage;
- The proposal goes against Policy LANP 11 of the emerging Leominster Area Neighbourhood Plan, currently at Regulation 16 Stage;
- The Leominster Area Neighbourhood Plan supports the adopted Herefordshire Core Strategy especially with regard to the protection of the Green Infrastructure Corridor.

Council also wished its previous outstanding objections to be taken into consideration:

- The application is sited in the Strategic Green Corridor as identified within the Green Infrastructure Plan adopted by Herefordshire Council and is therefore contrary to local planning policy;
- There are major concerns regarding highway safety and the proposed access and egress routes.

APPLICATION: P152653
SITE: 34 Etnam Street, Leominster HR6 8AQ
DESCRIPTION: Proposed remove bay window and install French doors. Extend kitchen and convert out-house into a holiday let.
COMMENT: No Objection

APPLICATION: P153685
SITE: 59 Bargates, Leominster HR6 8EY
DESCRIPTION: Proposed 1 storey extension comprising of 1 no. bedroom flat.
COMMENT: No Objection

APPLICATION: P153763
SITE: Leominster Construction Company, Southern Avenue, Leominster, Herefordshire HR6 0QF
DESCRIPTION: Proposed extension to fabrication building.
COMMENT: Support the application

APPLICATION: P160081
SITE: Hoarstone Coppice and Walway Wood, Ivington Park, Leominster
DESCRIPTION: Proposed routine woodland thinning to various trees
COMMENT: No Objection

APPLICATION: P160160
SITE: Unit 34b, Southern Avenue, Leominster HR6 0QF
DESCRIPTION: Proposed one bay extension for storage purposes
COMMENT: Support the application.

PH112 DECISIONS

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

Grants/Approvals

APPLICATION: P150352
SITE: 3 Bridge Street, Leominster HR6 8DU
DESCRIPTION: Proposed replacement roof tiles and lead flashing around chimney. Erection of single storey conservatory (retrospective)

COMMENT: No objection in principle subject to the agreement of the Conservation Officer with regard to the suitability of the materials being proposed.

DECISION: Approved with conditions

APPLICATION: P150353

SITE: 3 Bridge Street, Leominster HR6 8DU

DESCRIPTION: Listed Building Consent. Proposed replacement roof tiles and lead flashing around chimney. Erection of single storey conservatory (retrospective)

COMMENT: No objection in principle subject to the agreement of the Conservation Officer with regard to the suitability of the materials being proposed.

DECISION: Approved with conditions

APPLICATION: P153307

SITE: 23 Pump Piece, Leominster HR6 8HR

DESCRIPTION: Proposed two storey side extension.

COMMENT: No Objection

DECISION: Approved with conditions

APPLICATION: P153326

SITE: 2a Rainbow Street, Leominster HR6 8DQ

DESCRIPTION: Proposed conversion of first floor flat into 2 self-contained one bed flats

COMMENT: Recommend refusal for the following reasons:

- Overdevelopment in an area that already has a high density of development;
- The proposed internal standards and space is considered inadequate;
- There is no provision indicated for the safe storage and disposal of waste.

DECISION: Approved with conditions

APPLICATION: P153560

SITE: 16 Church Street, Leominster

DESCRIPTION: Proposed projecting sign and two brass plaques.

COMMENT: No Objection subject to the views of the Conservation Officer.

DECISION: Approved with conditions

APPLICATION: P153562

SITE: 16 Church Street, Leominster

DESCRIPTION: Listed Building Consent: Proposed projecting sign and two brass plaques.

COMMENT: No Objection subject to the views of the Conservation Officer.

DECISION: Approved with conditions

APPLICATION: P153576
SITE: Land at Ebnal Close, Leominster HR6 8SL
DESCRIPTION: Proposed removal of hard landscape for former play area and the provision of 12 no. parking spaces with SUDS drainage, five new trees and turfed landscape area.
COMMENT: No Objection.
DECISION: Approved with conditions

APPLICATION: P150975
SITE: Grass verge outside Benedict Court, Southern Avenue
DESCRIPTION: Advertisement Consent: Proposed permanent double sided monolith site signage.
COMMENT: No objection
DECISION: Refused

APPLICATION: P143631 (Appeal Decision)
SITE: Ground floor at, 18 Burgess Street, Leominster, HR6 8DE
DESCRIPTION: Proposed change of use of ground floor commercial use to form four residential flats.
COMMENT: No Objection
DECISION: Refused

PH113 NEIGHBOURHOOD PLAN

Committee **NOTED** that the LANP had been submitted to Herefordshire Council for consultation which would close on 2nd March 2016.

PH114 HIGHWAYS

- (a) **Consultation: Draft Herefordshire Local Transport Plan 2016-31 –** Committee **RESOLVED** to ratify the official response submitted on behalf of Leominster Town Council.
- (b) **Local Transport Initiatives –** Committee **NOTED** that a meeting with neighbouring parishes was being held on Tuesday 2nd February 2016 to discuss local transport initiatives.
- (c) **Variation to Licence –** Committee was informed that a variation to the Licence for Shooters Bar Ltd, Burgess Street had been submitted. It was agreed to defer consideration of this variation whilst additional information regarding the variation had been obtained.

PH115 DATE OF NEXT MEETING

Committee **NOTED** that the next meeting would be held on Monday 22nd February 2016 at 18:00hrs in the Council Chamber, 17 West Street, Leominster HR6 8EP.

There being no other business the meeting closed at 7.52pm.

CHAIR:

DATE: