

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

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

MEMBERS PRESENT: Councillors Preece (Chair), Rumsey and Williams

OFFICER PRESENT: Town Clerk.

PH98/18 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Bartlett (Mayoral Engagement), Davies (Illness), Herschy (personal) and Rosser (holiday).

PH99/18 DECLARATIONS OF INTEREST

There were no declarations of interest made.

PH100/18 HEREFORDSHIRE COUNCIL MEMBERS

There were no Herefordshire Council members present.

PH101/18 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

PH102/18 QUESTIONS FROM THE PUBLIC

There were two members of the public present who made representations on planning applications P181874, P183768 and P183769.

PH103/18 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 22nd October 2018 be agreed and signed as a correct record.

PH104/18 PLANNING APPLICATIONS

(a) **Planning Applications** – It was **RESOLVED** to submit the following comments to Herefordshire Council:

APPLICATION: P174097

SITE: Mile End, Broad Lane, Leominster HR6 0AL

DESCRIPTION: Amended – Retrospective permission for the use of the land for wood chipping with wood storage yard and buildings to include office building, chip stores, drying floor, fan house and boiler house with biomass plant to generate 80Kw of electricity.

COMMENT: The application was noted and the Town Council wished to reiterate its support for any comments submitted by Luston Parish Council.

APPLICATION: P181874
SITE: Trenwith, Hereford Road, Leominster HR6 8JU
DESCRIPTION: Amended – Proposed second storey extension and conversion of the loft into a main bedroom with en-suite.
COMMENT: Recommend refusal for the following reasons:

- The proposal would block the light from the neighbouring property due to its height and mass;
- The proposal would overlook the neighbouring property;
- The proposal would create a three storey residence which would be out of keeping with neighbouring properties;
- The proposal did not meet the criteria set out in Policy LANP20, New Extensions in Leominster.

APPLICATION: P183702
SITE: Brunswick House, Hereford Road, Leominster HR6 8JS
DESCRIPTION: Proposed new build mews house.
COMMENT: Recommend refusal for the following reasons:

- Concern was expressed that the proposed access to the new property was too close to the existing entrance of the primary school and the school crossing;
- There were concerns regarding adequate site lines;
- The design of the proposal was out of keeping with neighbouring properties;
- The proposal did not meet the criteria set out in Policy LANP3, Small Scale Housing Development Needs in Leominster and Policy LANP19, New Build in Leominster.

APPLICATION: P183766
SITE: 9 Corn Square, Leominster HR6 8LT
DESCRIPTION: Proposed new internal platform lift and associated works to provide level access for customers and staff via the side entrance of the branch. The external works involve the removal of 3no. steps to the side entrance, lowering of the existing double timber external doors and introduction of a new glazed over-panel above the doors constructed in timber to match the existing door and arched screen frames.
COMMENT: No objection

APPLICATION: P183768
SITE: Southfield, Hereford Road, Leominster
DESCRIPTION: Outline application for up to 7 dwellings and new access.
COMMENT: Recommend refusal for the following reasons:

- Concern was expressed that there were a number of TPOs in the grounds which were to be removed. It was requested that the Planning Authority investigate which trees are protected by TPOs and ensure that they are protected;
- Concern was expressed regarding the proposed highway access;
- The outline proposal was considered to be too high in density and would detract from an important local historic building;
- The proposal did not meet the criteria set out in Policy LANP3, Small Scale Housing Development Needs in Leominster and Policy LANP19, New Build in Leominster.

APPLICATION: P183769
SITE: Southfield, Hereford Road, Leominster
DESCRIPTION: Proposed conversion of detached dwelling into 3 self-contained apartments.
COMMENT: Recommend refusal for the following reasons:

- Concern was expressed that this property was possibly a listed building. It was requested that this be investigated by the Planning Authority;
- The proposal would detract from an important historical building;
- The proposal was out of keeping with neighbouring properties;
- The proposal did not meet the criteria set out in Policy LANP3, Small Scale Housing Development Needs in Leominster.

APPLICATION: P183457
SITE: Units 6 to 8, Brierley Way, Leominster HR6 0RW
DESCRIPTION: Proposed boundary mesh fence.
COMMENT: No objection

APPLICATION: P183812
SITE: 15 Hereford Road, Leominster HR6 8JS
DESCRIPTION: Proposed alterations and double and single extension to rear of property.
COMMENT: No objection

PH105/18 DECISIONS

Committee noted that there were planning decisions to consider.

PH106/18 HIGHWAYS AND PARKING MATTERS

- (a) **Transport Plan** – Committee noted that the plan was currently being developed and it was hoped that a draft would be available in December 2018 for consultation.

- (b) **The Hum** – Committee noted that no further update had been received.
- (c) **Highway & Parking Matters** – Committee agreed to submit the following issues to Herefordshire Council:
- Concern had been expressed by residents regarding an increase in parking on the pavement in Etnam Street and Falconer Place, especially during trading hours;
 - Concern had been expressed regarding parking on double yellow lines and the pavement in Bridge Street, especially during the evening.

PH107/18 LICENCING MATTERS

Committee noted that there were no licencing applications to consider relating to Leominster.

PH108/18 LEOMINSTER AREA NEIGHBOURHOOD PLAN

Committee noted that the Plan was currently being examined by the Examiner.

PH109/18 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 3rd December 2018 at **19:00hrs** in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 7:37pm.

CHAIR:

DATE: