

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 17th July 2017 commencing at 19:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

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

ALSO PRESENT: Two members of the public.

OFFICER PRESENT: Town Clerk.

PH35/17 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr Freedland (work).

PH36/17 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH37/17 HEREFORDSHIRE COUNCIL MEMBER DISPENSATIONS

It was **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 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.

PH38/17 QUESTIONS FROM THE PUBLIC

There were two members of the public in attendance. The following matters were raised:

Concern was raised that a number of public documents generated by Central Government agencies and Herefordshire Council contained inaccurate information regarding local Leominster infrastructure such as footpaths and open spaces. Further concern was expressed that a significant number of footpaths had been built on and diverted without the official diversion process being undertaken. Clarification was sought on which authority was responsible.

It was confirmed that the responsible authority was Herefordshire Council. Following discussion Committee agreed to exert pressure on Herefordshire Council to ensure that information relating to Leominster was correct and that the various footpaths highlighted which required diversions would be submitted for consideration.

PH39/17 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 3rd July 2017 be agreed and signed as a correct record.

PH40/17 THE LEOMINSTER HUM

No further update had been made available.

PH41/17 PLANNING APPLICATIONS

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

APPLICATION: P163857
SITE: Ground Floor, 20 South Street, Leominster, HR6 8JB
DESCRIPTION: Internal works for Change of Use from office to residential unit on ground floor (Retrospective).
COMMENT: Committee was unable to consider and submit a full response as insufficient information regarding the proposed changes had been provided and the relevant supporting documents had not been submitted.

APPLICATION: P171851
SITE: 6 Rainbow Street, Leominster, HR6 8DQ
DESCRIPTION: Proposed exterior works: To repair to windows and damaged masonry, to repair and replace damaged pipes and painting of walls, windows and doors.
COMMENT: No objection

APPLICATION: P172109
SITE: Land at Eaton Close, Leominster
DESCRIPTION: Proposed Change of Use from communal laundry and office facilities to form new disabled one bedroom flat. Alterations to existing communal space including small extension to incorporate all communal facilities into one area. The provision of eight additional car parking spaces for use of the residents and visitors.
COMMENT: Committee fully supported this proposal

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

Following further consideration of this application and the contents of the S106 agreement that had been signed and entered into between Herefordshire Council and the Developers, it was **RESOLVED** to delegate authority to the Town Clerk and his team to develop outline proposals for

the provision of a community centre facility that would serve the new and existing developments.

A sum of £160,000 had been allocated as part of the S106 agreement and it was agreed to request that this be secured, that provision be made on-site for the provision of a new community centre and that discussions take place with both Stonewater and Sanctuary Housing Associations to discuss community provision.

Committee also wished to reiterate its concern regarding the general layout and design of the development and urged the Herefordshire Council Planning Department to secure a good, high quality development for Leominster.

PH42/17 DECISIONS

The following approvals were noted:

APPLICATION: P164109
SITE: 45a to 47 West Street, Leominster HR6 8EP
DESCRIPTION: Redevelopment of existing site for a mixed use of residential and commercial.
COMMENT: No objection
DECISION: Approved with conditions

APPLICATION: P171451
SITE: Morrisons Supermarket, Leominster, HR6 8RH
DESCRIPTION: Rebranding external signwork.
COMMENT: No objection
DECISION: Approved with conditions

APPLICATION: P171552
SITE: The Gables, 138 South Street, Leominster, HR6 8JN
DESCRIPTION: Works to Lime Tree
COMMENT: No objection subject to the views of the Parish Tree Warden.
DECISION: Trees covered by TPO – consent granted.

APPLICATION: P171709
SITE: 12 Millers Close, Leominster, HR6 8BP
DESCRIPTION: Proposed garage
COMMENT: No objection.
DECISION: Approved with conditions

PH43/17 HIGHWAYS AND PARKING MATTERS

- (a) **Work Programme** – Committee considered the Work Programme for 2017 to 2020 and following discussion **RESOLVED** to adopt the programme.
- (b) **CPRE Highway Matters** – Committee **NOTED** the letter received from the CPRE regarding the A49 highway improvement proposals.

- (c) **Barons Cross Speeding Issues** – Committee noted that a meeting with the Safer Roads Partnership had been arranged for 3rd August 2017 to discuss issues regarding traffic speeds and highway hazards.

Following consideration it was **RESOLVED:**

- To obtain an update on air pollution at the Bargates junction following the installation of the new traffic lights;
- Develop a scheme to provide treatment gateways and the provision of traffic gateways at all entrances into Leominster.

PH44/17 LEOMINSTER AREA NEIGHBOURHOOD PLAN

Committee noted that the target date for the final completion of the amended Plan was the first week of September 2017. This would be followed by a short public consultation prior to resubmission.

PH45/17 DATE OF NEXT MEETING

Committee agreed to amend the date of the next meeting, which would now be held on Monday 14th August 2017 at 19:00hrs in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 8:30pm.

CHAIR:

DATE