



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Wednesday 27th February 2019

To: All Members of the Planning & Highways Committee:
Councillors Rosser (Chair), Preece (Vice Chair), Bartlett, J Herschy, Rumsey,
Thomas and Williams. (4 vacancies)
(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 4th March 2019** commencing at **18:00 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).



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5. **QUESTIONS FROM THE PUBLIC (maximum 15 minutes)**
To receive questions and statements from members of the public as provided for in Standing Orders.
6. **MINUTES OF PREVIOUS MEETING**
To receive and approve as a correct record the minutes of the Planning & Highways Committee meeting held on 11th February 2019.
7. **PLANNING**
 - (a) **Planning applications** – The following applications have been received from the Planning Authority and require comment:

APPLICATION:	P181448
SITE:	Land at Morrisons Car Park, Barons Cross Road, Leominster
DESCRIPTION:	Amended: Proposed erection of two storey restaurant with drive-thru, car parking, landscaping, play place and associated works. Installation of 2 no. COD (Customer Order Displays) with associated canopies.
LINK:	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=181448&search=181448
APPLICATION:	P174266
SITE:	19 Silurian Close, Leominster, Herefordshire, HR6 8ST
DESCRIPTION:	Proposed single storey extension.
LINK:	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=174266&search=174266
APPLICATION:	P183927
SITE:	Jubilee Building, Victoria Street, Leominster HR6 8LP
DESCRIPTION:	Re-consultation (amended and additional): Proposed apartments.
LINK:	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=183927&search=183927
APPLICATION:	P190053
SITE:	Petrol Filling Station, Leominster Service Area, Ludlow Road, Leominster, Herefordshire, HR6 0DQ
DESCRIPTION:	Proposed new extension with minor forecourt alterations to provide additional customer parking and the relocation of an external ATM pod.



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LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=190053&search=190053

APPLICATION: P190068
SITE: Barons Cross Lodge, Barons Cross Road, Leominster HR6 8RS

DESCRIPTION: Site for erection of six dwellings and three garages. Demolition of single-storey laboratory building. Widening and realignment of existing access road and associated works.

LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=190068&search=190068

APPLICATION: P190071
SITE: Barons Cross Lodge, Barons Cross Road, Leominster
DESCRIPTION: Proposed conversion of laboratory building to four apartments. Construction of a car park. Widening and re-alignment of access road and other associated works

LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=190071&search=190071

APPLICATION: P190277
SITE: The Cottage, Newtown Lane, Newtown, Leominster HR6 8QD
DESCRIPTION: Proposed non-material amendment to planning permission ref 174299 (Proposed alterations to existing dwelling) – Alterations to extension fenestration and proposed porch. Also minor alterations to internal layout.

LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=190277&search=190277

APPLICATION: P190337
SITE: Unit 4, Southern Avenue, Leominster HR6 0QF
DESCRIPTION: Proposed steel portal framed extension to the existing building.

LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=190337&search=190337

APPLICATION: P190367
SITE: Broad Farm, Leominster, Herefordshire, HR6 0AN



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- DESCRIPTION:** Retrospective: Proposed change of use of redundant agricultural buildings to light industrial.
- LINK:** https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=190367&search=190367
- APPLICATION:** P190380
- SITE:** Cheaton Barn, Hay Lane, Leominster HR6 0DQ
- DESCRIPTION:** Proposed construction of garage, workshop and store. Retrospective use of garden area, outbuilding and access.
- LINK:** https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=190380&search=190380
- APPLICATION:** P190445
- SITE:** 44 Broad Street, Leominster HR6 8BS
- DESCRIPTION:** Propose to fix an aluminium plaque to front of building.
- LINK:** https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=190445&search=190445
- APPLICATION:** P190446
- SITE:** Eaton Bridge over River Lugg, Leominster.
- DESCRIPTION:** Propose to fix a name plaque to the centre of the parapet stonework on the north side of bridge.
- LINK:** https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=190446&search=190446
- APPLICATION:** P190558
- SITE:** 8 West Street, Leominster, Herefordshire, HR6 8ES
- DESCRIPTION:** Change of use from A1 to A5 take away shop.
- LINK:** https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=190558&search=190558
- APPLICATION:** P190584
- SITE:** Agri Lloyd International, Glendower Road, Leominster, Herefordshire, HR6 0RL
- DESCRIPTION:** Proposed extension to the rear of the existing building (use class B2) and entrance lobby to the side. Recladding of the south and east elevations, the installation of additional doors/windows and the formation of additional hardstanding.
- LINK:** https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=190584&search=190584



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APPLICATION: P190674
SITE: Land behind 13-15 Drapers Lane, Leominster.
DESCRIPTION: Listed Building Consent: Proposed demolition of internal chimney.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=190674&search=190674

APPLICATION: P190675
SITE: Land behind 13-15 Drapers Lane, Leominster.
DESCRIPTION: Proposed one bedroomed residential unit.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=190675&search=190675

APPLICATION: P190677
SITE: Land behind 13-15 Drapers Lane, Leominster.
DESCRIPTION: Listed Building Consent: Proposed one bedroomed residential unit.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=190677&search=190677

APPLICATION: P190678
SITE: 13-15 Drapers Lane, Leominster, Herefordshire.
DESCRIPTION: Proposed conversion of second floor into self-contained flat.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=190678&search=190678

APPLICATION: P190680
SITE: 13-15 Drapers Lane, Leominster, Herefordshire.
DESCRIPTION: Listed Building Consent: Proposed conversion of second floor into self-contained flat.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=190680&search=190680

8. DECISIONS

To note the following planning decisions that have been received from Herefordshire Council:

APPLICATION: P184423
SITE: Rosedale House, Widgeon Hill Farmhouse, Hamnish, Leominster, Herefordshire HR6 0QN
DESCRIPTION: Proposed first floor side window.



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COMMENT: No objection.
DECISION Approved with conditions.

APPLICATION: P184430
SITE: The Coach House, 7 Hereford Terrace, Leominster
HR6 8JR

DESCRIPTION: Proposed garden store/studio.
COMMENT: No objection.
DECISION Approved with conditions.

APPLICATION: P184626
SITE: Brierley Court Barns, Brierley Lane, Leominster
DESCRIPTION: Non-material amendment ref 162302 (variation of
condition 2 150472: substitution of plans for a
repositioned building) – An increase in height to 3 bays
of part of the building by 977mm.

COMMENT: No objection.
DECISION Approved with conditions.

9. HIGHWAYS AND PARKING MATTERS

- (a) **The Hum** – To note that no further updates have been received.
- (b) **Highway & Parking Matters** – To consider any parking and highway issues relating to the Parish of Leominster.

10. LICENCING MATTERS

At time of publication no licencing applications had been received.

11. LEOMINSTER AREA NEIGHBOURHOOD PLAN

To note that the LANP Referendum will take place on 28th February 2019.

12. DATE OF NEXT MEETING

The next meeting will be held on Monday 1st April 2019 at **19:00hrs** in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 11th February 2019 commencing at 18:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

MEMBERS PRESENT: Councillors Rosser (Chair), Bartlett, Herschy, Rumsey, Thomas and Williams.

ALSO PRESENT: Cllrs Marsh and Sutcliffe.

OFFICER PRESENT: Town Clerk.

PH156/18 APOLOGIES FOR ABSENCE

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

PH157/18 DECLARATIONS OF INTEREST

There were no declarations of interest made.

PH158/18 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.

PH159/18 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

PH160/18 QUESTIONS FROM THE PUBLIC

There were no members of the public present. The following matters were raised:

- (i) **P181448** – It was agreed to bring this item forward for consideration. Concerns were raised that some of the documentation relating to the amended application, specifically regarding air quality data, had not been uploaded onto the Herefordshire Council website. There were also concerns raised regarding the transport data, the siting of the pedestrian crossing, the lack/poor provision of pedestrian access and the over-development of the site. Documentation also referred to only 233 dwellings to be provided on the Baron's Cross Camp. Outline permission had been granted for 425 units and it was understood that a proposal for 365 units was being developed.

- APPLICATION:** P181448
- SITE:** Land at Morrisons Car Park, Barons Cross Road, Leominster
- DESCRIPTION:** Amended: Proposed erection of two storey restaurant with drive-thru, car parking, landscaping, play place and associated works. Installation of 2 no. COD (Customer Order Displays) with associated canopies.
- COMMENT:** Committee **RESOLVED** to formally request the Planning Authority to extend the consultation period for this amended application for the submission of comments from 28th February 2019 until 5th March 2019 for the following reasons:
- Due to the number of comments submitted regarding this planning application it would be appropriate for local residents to be given a further opportunity to voice their comments on the application at the next Planning & Highways Committee meeting of the Town Council on 4th March 2019;
 - The timing of the amended application submission, and the air quality documentation that had not as yet been made publicly available, did not allow the opportunity for fully informed comments to be submitted by both the Town Council and local residents;
 - The Town Council fully supported the local Ward Member's request for the consultation period to be extended.

Committee also wished to reiterate its previous comments regarding this application as it considered that the amendments did not fully address those concerns.

- (ii) **Highways Matters** – Committee noted that a written question had been submitted regarding a number of highway matters:
- Who maintains the roads? Herefordshire Council using its main contractor Balfour Beatty;
 - What is the maintenance schedule? A County wide annual maintenance plan is produced and can be found on the HC website.
 - How can Leominster Town Council influence investment and maintenance in the roads? The Town Council has been involved in the initial development of a public realm report and the emerging Transport Plan for Leominster. Immediate issues are reported through the Locality Steward for action.
 - What can be done to ensure we have safe and presentable roads in Leominster? Following discussion, it was agreed to continue to submit issues to Herefordshire Council for action and to insert contact details for reporting problems in Leominster News.

Committee reiterated its concern regarding the maintenance issues especially within the town centre and every effort would be made to help resolve the issue and encourage Herefordshire Council to invest in the town centre highway infrastructure.

PH161/18 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 28th January 2019 be agreed and signed as a correct record.

PH162/18 PLANNING APPLICATIONS

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

APPLICATION: P190319
SITE: 6a South Street, Leominster. HR6 8JB
DESCRIPTION: Notification of prior approval for a proposed change of use of a building from office use to a dwelling (Class C3).
COMMENT: No objection subject to consideration being given to parking and waste storage.

APPLICATION: P190119
SITE: The Vine, Ivington Road, Newtown, Leominster. HR6 8QB
DESCRIPTION: Extension over existing double garage.
COMMENT: No objection.

APPLICATION: P190071
SITE: Barons Cross Lodge, Barons Cross Road, Leominster
DESCRIPTION: Proposed conversion of laboratory building to four apartments. Construction of a car park. Widening and re-alignment of access road and other associated works
COMMENT: Recommend refusal at present until the application can be considered in context with the entire site. The current application does not provide sufficient information to enable this to happen. It was requested that an extension to the consultation period be requested until 5th March 2019

PH163/18 DECISIONS

Committee noted the following planning decisions received from Herefordshire Council:

APPLICATION: P183786
SITE: 28 South Street, Leominster, Herefordshire, HR6 8JB
DESCRIPTION: Listed Building Consent: Proposed pedestrian opening in an internal garden wall.

COMMENT: No objection.
DECISION Approved.

APPLICATION: P184043
SITE: 35 Millers Close, Leominster, Herefordshire, HR6 8B
DESCRIPTION: Conversion of integral garage to habitable use; provision of rear ground floor toilet extension; provision of 3rd bedroom by first floor extension above the garage.

COMMENT: No objection subject to the views of the neighbours and on condition that all the relevant statutory permissions are obtained.

DECISION Approved with conditions.

APPLICATION: P184119
SITE: Aldi Supermarket, Ryelands Road, HR6 8NY
DESCRIPTION: New additional external plant and associated plant enclosure required by internal refurbishment of the ALDI foodstore.

COMMENT: No objection.
DECISION Approved with conditions

APPLICATION: P184434
SITE: Land adjoining Glaslyn, Barons Cross Rd, Leominster
DESCRIPTION: Proposed variation of condition 2 of planning permission 180198 (Proposed erection of 4 detached dwellings with new vehicular access) - relocation of plot 4 to enlarge rear garden whilst retaining turning area.

COMMENT: No objection.
DECISION Approved with conditions

PH164/18 HIGHWAYS AND PARKING MATTERS

(a) **The Hum** – Committee noted that no further updates had been received.

(b) **Highway & Parking Matters** – This item had been considered under Minute PH160(ii). It was noted that a survey of Etnam Street residents and businesses had been completed regarding the possibility of implementing a residential parking zone. The 70% threshold had been met and the survey had now been submitted to Herefordshire Council for consideration.

PH165/18 LICENCING MATTERS

Committee noted that a hearing would take place to consider the licence review relating to The Ducker, 11 South Street, Leominster, HR6 8JA on Friday 1st March 2019.

PH166/18 LEOMINSTER AREA NEIGHBOURHOOD PLAN

Committee noted that the Referendum would take place on 28th February 2019. Thanks were extended to staff members for putting up the display in

the TIC Foyer to provide further information on the contents of the Plan for residents.

PH167/18 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 4th March 2019 in the Council Offices, 11 Corn Square, Leominster, HR6 8YP. It was agreed to bring the start time forward to 6pm to enable residents to have enough time to submit comments regarding P181448.

There being no other business the meeting closed at 7.56pm.

CHAIR:

DATE: