

# LEOMINSTER TOWN COUNCIL

## PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 20<sup>th</sup> May 2019 commencing at 18:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

---

**MEMBERS PRESENT:** Councillors Rosser (Chair), Williams (Vice-Chair), Herschy, Preece, Rumsey and Thomas.

**OFFICER PRESENT:** Town Clerk.

**PH01/19 ELECTION OF CHAIR**

Nominations were invited for the position of Chair of the Committee.

Cllr Rosser was proposed by Cllr Rumsey and seconded by Cllr Williams. There being no other nominations, Cllr Rosser was formally elected Chair of the Planning & Highways Committee.

**PH02/19 ELECTION OF VICE CHAIR**

Nominations were invited for the position of Vice-Chair of the Committee.

Cllr Williams was proposed by Cllr Rumsey and seconded by Cllr Preece. There being no other nominations, Cllr Williams was formally elected Vice-Chair of the Planning & Highways Committee.

**PH03/19 APOLOGIES FOR ABSENCE**

There were no apologies to receive.

**PH04/19 DECLARATIONS OF INTEREST**

There were no Declarations of Interest made.

**PH05/19 HEREFORDSHIRE COUNCIL MEMBERS**

There were no Herefordshire Councillors present.

**PH06/19 REQUESTS FOR DISPENSATIONS**

No requests for dispensation had been received.

**PH07/19 QUESTIONS FROM THE PUBLIC (maximum 15 minutes)**

There were no members of the public present. No issues were raised.

**PH08/19 MINUTES OF PREVIOUS MEETING**

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 29<sup>th</sup> April 2019 be agreed and signed as a correct record.

## PH09/19 PLANNING

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

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

- The design of the dwelling was not considered to be in keeping with the current street scene;
- The development was considered to be too close to the school. Access to the site would be over the zig-zag lines of the crossing and this was considered to be a potential highway hazard;
- The proposal was against the Leominster Area Neighbourhood Plan which discouraged the use of gardens for additional development;
- Committee expressed concerns regarding potential issues during construction especially with the proximity of both the school and the pedestrian crossing.

**APPLICATION:** P191274  
**SITE:** Land fronting Mill Street, The Hop Pole, Leominster, Herefordshire, HR6 8DY  
**DESCRIPTION:** (Reserved Matters) Application for approval of reserved matters following outline approval 170277/O (Proposed site for housing development for up to 6 dwellings).  
**COMMENT:** Committee wished to submit the following comments:

- The proposal was considered to be over-development of the site;
- The designs of the units were not in keeping with the dwellings in Bridge Street;
- The site was part of the entrance to the historic town centre of Leominster and it was requested that this be taken into consideration when amending the design of the proposal.

**APPLICATION:** P191430  
**SITE:** 39 Etnam Street, Leominster, Herefordshire, HR6 8AE  
**DESCRIPTION:** Installation of 1no. illuminated projection sign, 2no. amenity boards & 1no. menu case.  
**COMMENT:** No objection.

**APPLICATION:** P191431  
**SITE:** 39 Etnam Street, Leominster, Herefordshire, HR6 8AE  
**DESCRIPTION:** Listed Building Consent: Installation of 1no. illuminated projection sign, 2no. amenity boards & 1no. menu case.

**COMMENT:** No objection.

**APPLICATION:** P191472  
**SITE:** 9-11 High Street, Leominster, Herefordshire, HR6 8LZ  
**DESCRIPTION:** Replacement of existing fascia, projecting and ATM signage, works to include the preparation and decoration of existing shop front.

**COMMENT:** No objection.

**APPLICATION:** P191473  
**SITE:** 9-11 High Street, Leominster, Herefordshire, HR6 8LZ  
**DESCRIPTION:** New fascia, projecting and ATM signage.  
**COMMENT:** No objection.

**APPLICATION:** P191565  
**SITE:** Leominster Nursing And Retirement Home, 44 Bargates, Leominster, Herefordshire, HR6 8EY  
**DESCRIPTION:** Proposed works to Ash/Sycamore (T1) - fell due to the trunk of the tree is being bent causing it to lean.  
**COMMENT:** No objection.

**APPLICATION:** P191419  
**SITE:** 47 Bargates, Leominster, HR6 8EY  
**DESCRIPTION:** Retrospective proposal for demolition and renovation of existing rear extension.  
**COMMENT:** No objection.

**APPLICATION:** P191420  
**SITE:** 47 Bargates, Leominster, HR6 8EY  
**DESCRIPTION:** Listed Building Consent: Retrospective proposal for demolition and renovation of existing rear extension.  
**COMMENT:** No objection.

**APPLICATION:** P191613  
**SITE:** Land at Pinsley Mill, Pinsley Road, Leominster  
**DESCRIPTION:** Proposed variation of condition 2 of planning permission 141022 (Proposed demolition of existing building and erection of 29 dwellings with associated private drive, landscaping and external works) alterations to units 15-26 to omit balconies and patio doors and add windows, window patterns have been altered and a landlords meter cupboard has been added to the west elevation.

**COMMENT:** Recommend refusal for the following reasons:

- The application was a cost cutting exercise;
- The request would significantly undermine the visual amenity of the development;
- The proposal would undermine the quality of life of the new residents.

## PH10/19 DECISIONS

Committee noted the following planning decisions received from Herefordshire Council:

**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.

**DECISION** Approved with conditions

**APPLICATION:** P183910  
**SITE:** The Oast House, Brierley Lane, Brierley HR6 0NT  
**DESCRIPTION:** Application for removal of condition 2 of planning permission 88/0382/N (Alterations and conversion of barn to two dwellings for holiday purposes). To allow The Oast House to be sold as a dwelling house.  
**COMMENT:** Recommend refusal as Committee considered that Condition 2 should remain in place. Concern was expressed that the sale of the property as a dwelling house may have a detrimental effect on the tourism offer in the area.  
**DECISION** Approved with conditions

Committee agreed to register its concern that the Herefordshire Council Planning Department had not taken into consideration the comments submitted.

**APPLICATION:** P184577  
**SITE:** LWC Ltd, Southern Avenue, Leominster HR6 0QF  
**DESCRIPTION:** Proposed canopy at rear of site. Canopy to be supported on steel columns and beams with roof clad in profiled steel cladding incorporating GRP roof lights all to match existing steel cladding in colour.  
**COMMENT:** No objection.  
**DECISION** Approved with conditions

**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.

**COMMENT:** No objection.

**DECISION** Approved with conditions

**APPLICATION:** P190445

**SITE:** 44 Broad Street, Leominster HR6 8BS

**DESCRIPTION:** Propose to fix an aluminium plaque to front of building.

**COMMENT:** No objection.

**DECISION** Approved with conditions

**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.

**COMMENT:** No objection.

**DECISION** Approved with conditions

**APPLICATION:** P190712

**SITE:** 14 Ropewalk Avenue, Leominster HR6 8LY

**DESCRIPTION:** Certificate of Lawfulness – Construction of rear, single storey, lean-to extension to an existing dwelling: 5,727.5mm in length (as per existing house at full width) by 3,937.5mm in width/projection from existing house.

**COMMENT:** No objection

**DECISION** Approved

**APPLICATION:** P190757

**SITE:** Bengry Motors, Southern Avenue Leominster HR6 0QF

**DESCRIPTION:** Alterations to the existing site perimeter to increase parking and vehicle displays with new low fencing boundary treatments.

**COMMENT:** No objection

**DECISION** Approved with conditions

**APPLICATION:** P190989

**SITE:** B And Q, Mill Street, Leominster, HR6 8EF

**DESCRIPTION:** Propose to cut up and remove fallen tree fallen by high winds. Sectional fell similar thin conifer covered in Ivy in same location as fallen one. Dead wood Oak tree on corner of car park as there is a lot of deadwood. Fell Ivy covered small tree. Cut down small dead upright trunk. Sever all Ivy on all trees to ground level in the grass verge. Remove as much Ivy as possible. Chip all waste onto vehicle and remove from site.

**COMMENT:** No objection

**DECISION** Works can proceed

**PH11/19 HIGHWAYS AND PARKING MATTERS**

- (a) **The Hum** – Committee noted that no further update was available.
- (b) **Highway & Parking Matters** – Committee considered the following issues:
  - It was noted that Cllr Stone continued to pursue the issue of the railings at the level crossing;
  - A permit parking TRO was currently in the system for Green Lane;
  - Car parking charges were going to be reviewed by Herefordshire Council in the next few months. It was agreed to register the Committee’s interest in being consulted on proposals;
  - Concern was expressed that lorry drivers using Broad Street car park were keeping their engines running for long periods. It was agreed to request that drivers be directed to switch off engines and that notices be erected asking drivers to switch of engines once parked.

**PH12/19 LICENCING MATTERS**

Committee noted that there had been no licencing applications received.

**PH13/19 DATE OF NEXT MEETING**

Committee noted that the next meeting would be held on Monday 10<sup>th</sup> June 2019 at 19:00hrs in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 6.47pm.

\_\_\_\_\_  
**CHAIR:**

\_\_\_\_\_  
**DATE:**