

# LEOMINSTER TOWN COUNCIL

## PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 7<sup>th</sup> November 2016 commencing at 19:00 hours in the Council Offices, 17 West Street, Leominster HR6 8EP.

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**MEMBERS PRESENT:** Councillors R Pendleton (Chair), Thomas (Vice Chair), Barton, Davies, Freedland, Lacey, A Pendleton and Rumsey.

**OFFICERS PRESENT:** Town Clerk.

### PH77/16 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Rosser and Taylor.

### PH78/16 DECLARATIONS OF INTEREST

The following Declarations of Interest was made:

- Cllr Lacey: Personal representation re P163211

### PH79/16 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

### PH80/16 QUESTIONS FROM THE PUBLIC

There was one member of the public present. No representations were received.

### PH81/16 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 10<sup>th</sup> October 2016 be agreed and signed as a correct record.

Committee noted that the Tree Warden had visited the site related to P162925 and confirmed that the trees did require attention.

It was agreed to request Cllr Rosser to visit the residents of Eaton Close regarding Minute PH75/16(b).

### PH82/16 THE LEOMINSTER HUM

No further information had been received following the completion of the noise survey. It was agreed to:

- Arrange a visit of the factory by Cllrs R Pendleton, Rumsey and Thomas as soon as possible;
- Request a copy of the final noise report from BPI;
- Request that a meeting between BPI, Herefordshire Council, Leominster Town Council and residents representatives be arranged as soon as possible.

## PH83/16 PLANNING APPLICATIONS

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

**APPLICATION:** P163078

**SITE:** Petrol Filling Station, Morrisons Supermarket, Barons Cross Road, Leominster, Herefordshire, HR6 8RH

**DESCRIPTION:** Proposed side extension to an existing PFS Kiosk. The extension will provide additional retail space. The proposed materials to be brickwork to match the existing PFS Kiosk, air & vac relocated and 5no. new parking bays.

**COMMENT:** No objection

**APPLICATION:** P163211

**SITE ADDRESS:** Land off Ginhall Lane, Leominster.

**DESCRIPTION:** Proposed 22 no dwellings with garages and parking.

**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 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.

If Herefordshire Council is minded to approve this application Leominster Town Council wishes the following items to be included in any S106 agreement negotiated:

- S106 contribution to enhance the public footpath to the rear of the Buckfield Estate know as Ginhall

Green/Linear Park. Current estimates for the refurbishment of this footpath is in the region of £10,000;

- S106 contributions to the two play areas on Ginhall Green/Linear Park. Funding would be used to enhance the existing equipment, improve play value and safer surfacing;
- Improvements to the highway along Ginhall Lane including the implementation of a speed limit, relevant TRO and carriageway improvements;
- A contribution towards a pedestrian crossing along the A44 to improve access and safety to the local supermarket.

**APPLICATION:** P163043

**SITE:** Chequers Inn, Etnam Street, Leominster, Herefordshire, HR6 8AE

**DESCRIPTION:** Proposed new link and porch area and alterations to existing toilet areas.

**COMMENT:** No objection

**APPLICATION:** P163046

**SITE:** Flats 1-79 Paradise Court, 1-6 Paradise Terrace, 32 & 34 Bridge Street, Paradise Court, Leominster, Herefordshire, HR6 8DY

**DESCRIPTION:** Replacement of all windows and patio doors.

**COMMENT:** No objection subject to the views of the Conservation officer and the structure meeting building regulations.

**APPLICATION:** P162801

**SITE:** West Eaton Dementia Care Home, Leominster, Herefordshire, HR6 0QJ

**DESCRIPTION:** Demolition of existing conservatory and construction of two single storey day room extensions to existing dementia nursing care home.

**COMMENT:** No objection

**APPLICATION:** P163196

**SITE:** 1 Broad Street, Leominster, Herefordshire, HR6 8BU

**DESCRIPTION:** Replacement of the existing 'HSBC' signage with 'HSBC UK' equivalents.

**COMMENT:** No objection

**APPLICATION:** P163197

**SITE:** 1 Broad Street, Leominster, Herefordshire, HR6 8BU.

**DESCRIPTION:** Replacement of the existing 'HSBC' signage with 'HSBC UK' equivalents.

**COMMENT:** No objection

**APPLICATION:** P163285  
**SITE:** Brook Hall, 27 Broad Street, Leominster, Herefordshire, HR6 8BT  
**DESCRIPTION:** Proposed conversion of ground and first floors into 4 self-contained flats.  
**COMMENT:** Consideration of this application was deferred until a site visit had been undertaken.

**APPLICATION:** P163287  
**SITE:** Brook Hall, 27 Broad Street, Leominster, Herefordshire, HR6 8BT  
**DESCRIPTION:** Proposed conversion of ground and first floors into 4 self-contained flats.  
**COMMENT:** Consideration of this application was deferred until a site visit had been undertaken.

#### **PH84/16 DECISIONS**

The following decisions have been made by Herefordshire Council.

##### *Grants/Approvals*

**APPLICATION:** P161680  
**SITE:** 3 Hereford Road, Leominster, Herefordshire, HR6 8JS.  
**DESCRIPTION:** Proposed ground floor extension.  
**COMMENT:** No objection.  
**DECISION:** Approved with conditions.

**APPLICATION:** P161766  
**SITE:** 1 Hope Cottages, Aldermans Meadow, Leominster, Herefordshire HR6 8LB  
**DESCRIPTION:** Freestanding garage converted to be used for a dog grooming parlour and utility/laundry area (Retrospective).  
**COMMENT:** No objection.  
**DECISION:** Approved with conditions.

**APPLICATION:** P162378  
**SITE ADDRESS:** Westgate House, Westgate, Leominster HR6 8SA  
**DESCRIPTION:** Removal of the current rear upvc conservatory and extend the kitchen by 3 metres to the side, into the currently occupied conservatory area. The remaining area of the removed conservatory will be returned to garden space. Small log store. Veranda across the front of the house. Fully landscaped garden area.  
**COMMENT:** No objection.  
**DECISION:** Approved with conditions.

**APPLICATION:** P162536  
**SITE:** The Toll House, 23 Ryelands Road, Leominster HR6 8PN  
**DESCRIPTION:** Extension of existing dropped kerb by 4 metres.  
**COMMENT:** No objection.  
**DECISION:** Approved with conditions.

**APPLICATION:** P162537  
**SITE:** The Toll House, 23 Ryelands Road, Leominster HR6 8PN  
**DESCRIPTION:** LBC: Extension of existing dropped kerb by 4 metres.  
**COMMENT:** No objection.  
**DECISION:** Approved with conditions.

**APPLICATION:** P162775  
**SITE:** Grange House, The Grange, Leominster, Herefordshire, HR6 8AE  
**DESCRIPTION:** Works to Trees in a Conservation Area - fell Silver Birch.  
**COMMENT:** No objection.  
**DECISION:** Approved with conditions.

**APPLICATION:** P162776  
**SITE:** Garden Cottage, Etnam Street, Leominster, Herefordshire, HR6 8AE  
**DESCRIPTION:** Works to Trees in a Conservation Area – fell Hawthorne.  
**COMMENT:** No objection subject to the views of the Parish Tree Warden  
**DECISION:** Approved with conditions.

*Refusals*

**APPLICATION:** P162594  
**SITE:** Units 15 to 20 Croft Business Park, Leominster  
**DESCRIPTION:** (Retrospective) Link building and slight alterations to elevations.  
**COMMENT:** This application was considered previously under minute PH51/16. Committee resolved to object to this retrospective planning application, due to the negative impact on local residents and concerns that the building does not conform to stipulations outlined in the original planning permission.  
**DECISION:** Application refused

## **PH84/16 HIGHWAYS**

- (a) **Public Realm Improvements** – Committee was updated with progress to date. The Lead Member from Herefordshire Council had attended a meeting on 10<sup>th</sup> October 2016 along with a number of Balfour Beatty Traffic Engineers. The first draft proposal is still awaited from Balfour Beatty but it is hoped tis will be available soon.

It was noted that a request was being submitted to Herefordshire Council to request funding for this scheme from the Amey refund recently secured.

- (b) **ZC137/P141022** – A request for a meeting with the developer and Herefordshire Council had been requested to discuss the existing route of the footpath, possible access during construction and a variation. An initial response indicated that this may not be possible but the matter would be pursued.

- (c) **S106 Meeting** – Council noted that a meeting had been held with Yvonne Coleman to discuss the Town Council’s involvement in the development of S106 agreements on Monday 31<sup>st</sup> October 2016. A report was tabled which was noted. It was agreed to distribute this report to all members of the Council.

It was agreed that in future the Committee would indicate what it would like to be considered as part of any S106 negotiations whether or not it supported the relevant application.

It was further agreed to put the proposal forward to Full Council regarding future maintenance of open spaces and play areas that may be developed as part of future developments in Leominster.

**PH85/16 DATE OF NEXT MEETING**

Committee noted that the next meeting would be held on Monday 28<sup>th</sup> November at 18:00hrs. The venue was still to be confirmed but it would be held either in the Council Chamber, 17 West Street, Leominster HR6 8EP or 11 Corn Square, Leominster HR6 8YP.

There being no other business, the meeting closed at 8:05pm.

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**CHAIR:**

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**DATE:**