



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Wednesday 2nd January 2019

To: All Members of the Planning & Highways Committee:
Councillors Rosser (Chair), Preece (Vice Chair), Bartlett, Davies, J Herschy,
Rumsey, Thomas and Williams. (3 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 7th January 2019** commencing at **19:00 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 17th December 2018.

7. **PLANNING**

- (a) **Planning applications** – The following applications have been received from the Planning Authority and require comment:

APPLICATION: P184556
SITE: Land at Waterworks Lane, Leominster.
DESCRIPTION: The erection of 4no. two-storey 1 Bed houses, 5no. two-storey 2 Bed houses, 1no. two-storey 3 Bed house, 4no. 1 Bed flats and 5no. 2 Bed flats, all with associated access, parking and amenity.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=184556&search=184556

8. **DECISIONS**

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

APPLICATION: P181874
SITE: Trenwith, Hereford Road, Leominster HR6 8JU
DESCRIPTION: Proposed second storey extension and conversion of the loft into a main bedroom with en-suite.
COMMENT: No objection subject to the extension not being larger than 50% of the current dwelling, that it met the LANP20 policy of the Neighbourhood Plan and met the relevant Herefordshire Council Core Strategy policy on extensions. Some concern was expressed regarding the loss of light in the neighbouring property.
DECISION Refused

APPLICATION: P183516
SITE: Greenhayes, 13 Barons Cross Road, Leominster, Herefordshire, HR6 8RL
DESCRIPTION: Proposed first floor, two storey and single storey extensions.
COMMENT: No objection subject to the views of the neighbours and that the extension proposed meets the requirements of the Herefordshire Core Strategy.



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DECISION Approved with conditions.

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

APPLICATION: P183603
SITE: B And Q, Mill Street, Leominster HR6 8EF
DESCRIPTION: Works to trees (Hazel, Willow, Alder and Goat Willows). Cut back all branches that are encroaching and touching roof of building at left side. Lift all branches etc. up to 5m from ground as a canopy is forming from 2.4m.
COMMENT: No objection.
DECISION Trees in a conservation area. Works can proceed.

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
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

No licencing applications have been received.

11. LEOMINSTER AREA NEIGHBOURHOOD PLAN

To note that advice on submitting the revised LANP to referendum is awaited from Herefordshire Council

12. DATE OF NEXT MEETING

The next meeting will be held on Monday 28th January 2019 at **18:00hrs** 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 17th December 2018 commencing at 18:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

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

ALSO PRESENT: Ward Cllr Stone.

OFFICER PRESENT: Town Clerk.

PH121/18 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Davies (Illness) Preece (illness) and Rumsey (personal).

PH122/18 DECLARATIONS OF INTEREST

There were no declarations of interest made.

PH123/18 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.

PH124/18 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

PH124/18 QUESTIONS FROM THE PUBLIC

There was one members of the public present. No issues were raised.

PH125/18 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 3rd December 2018 be agreed and signed as a correct record.

PH126/18 PLANNING APPLICATIONS

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

APPLICATION: P183510

SITE: 44 Vicarage Street, Leominster.

- DESCRIPTION:** Demolition of existing dwelling and erection of 7 dwellings (amendment of DCN073019/F).
- COMMENT:** Recommend refusal for the following reasons:
- The site is too small and does not have the capacity to accommodate seven dwellings;
 - The development would result in undue pressure on the existing highway network, which does not have the capacity to accommodate the extra vehicle movements;
 - Only five car parking spaces have been provided for seven dwellings, which will result in additional on-street parking;
 - Access to the car parking spaces would be over a footpath, which is unacceptable and potentially dangerous for the users of the footpath ZC5;
 - The proposal will result in a neighbouring property being overlooked;
 - The site is in a flood risk area and any development of the land should ensure that it does not exacerbate the situation further. An additional seven dwellings will inevitably have a detrimental effect during periods of flooding;
 - There has been no obvious provision for the storage of waste;

Council wishes to support the objections submitted by the local residents and the comments from PROW. The comments submitted by the Environment Agency are dates 2007, are out of date and relate to a much smaller development. These need to be updated prior to any decision being made regarding this application, which will be detrimental to the area.

- APPLICATION:** P184419
- SITE:** 76 Bargates, Leominster HR6 8QS
- DESCRIPTION:** Works to trees Lime No 34 – Cavity from old lime failure at 3.5m, below pollard point which holds approx. 10m regrowth – re-pollard to previous points approx. 4m. Rowan No 35 – Poor stem cavity from ground to 1.5m - fell.
- COMMENT:** No objection subject to the views of the Tree Officer and confirmation that neither tree is subject to a TPO.

- APPLICATION:** P184423
- SITE:** Rosedale House, Widgeon Hill Farmhouse, Hamnish, Leominster, Herefordshire HR6 0QN
- DESCRIPTION:** Proposed first floor side window..
- COMMENT:** No objection.

APPLICATION: P184430
SITE: The Coach House, 7 Hereford Terrace, Leominster
HR6 8JR
DESCRIPTION: Proposed garden store/studio.
COMMENT: No objection.

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 whist retaining turning area.
COMMENT: No objection.

PH127/18 DECISIONS

Council noted that no planning decisions had been received.

PH128/18 HIGHWAYS AND PARKING MATTERS

- (a) **The Hum** – Council noted the update received from Herefordshire. Any new noise related cases would be reviewed when reported, but the noise investigation relating to the BPI factory had now been completed.
- (b) **Speed Indicator Devices (SIDs)** – Committee considered the possibility of installing SIDs in 2019. Following discussion, it was agreed to wait for the completion of the Transport Plan currently being finalised by Herefordshire Council, which was expected to propose a number of proposals to address traffic and highway issues within Leominster. The matter of SIDs would then be reviewed by the Planning & Highways Committee and, subject to its recommendations, the matter would then refer to the Finance & General Purposes Committee to consider the financial implications.
- (c) **Highway & Parking Matters** – Committee noted that there were still some areas in Leominster which required white lining including the area in the Arkwright Close car park. It was agreed that this issue be reported.

PH129/18 LICENCING MATTERS

Committee noted that no licencing applications had been received.

PH130/18 LEOMINSTER AREA NEIGHBOURHOOD PLAN

Committee noted that the Examination of the LANP had now been concluded. The LANP had now been revised and included all the recommendations put forward by the Examiner.

Following discussion, Committee **RESOLVED** to submit the revised Plan for referendum.

A final draft of the Plan would be distributed to all Councillors in the New Year.

PH131/18 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 7th January 2019 at 19:00hrs in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 7:40pm.

CHAIR:

DATE: