

# LEOMINSTER TOWN COUNCIL

## PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 28<sup>th</sup> November 2016 commencing at 18:00 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, Lacey, A Pendleton, Rosser and Rumsey.

**ALSO PRESENT:** Ward Cllr Bartlett and six members of the public.

**OFFICERS PRESENT:** Town Clerk.

### **PH86/16 APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllrs Freedland and Taylor.

### **PH87/16 DECLARATIONS OF INTEREST**

There were no Declarations of Interest made.

### **PH88/16 REQUESTS FOR DISPENSATIONS**

No requests for dispensation had been received.

### **PH89/16 QUESTIONS FROM THE PUBLIC**

There were six members of the public present. Representations were received on the following planning applications:

- 163042 – Representations were received in support of this application.
- 163445 – Representations were received objecting to this application including:
  - Concern regarding the introduction of a hot food element and the potential smell;
  - The premises was sited between two very busy junctions;
  - The property was not a commercial property but a converted residential property;
  - Parking issues;
  - Detrimental to the amenity of neighbouring properties.

### **PH90/16 MINUTES OF PREVIOUS MEETING**

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 7<sup>th</sup> November 2016 be agreed and signed as a correct record.

### **PH91/16 THE LEOMINSTER HUM**

No further information had been received from BPI following the completion of the noise survey. In addition no response had been received following the request for a factory visit, a copy of the report and a meeting. It was agreed to pursue this urgently.

## PH92/16 PLANNING APPLICATIONS

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

**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:** No objection to this application providing the following conditions were addressed:

- That the views of the Conservation Officer were taken into consideration;
- The concerns raised by local residents regarding the proposals were fully considered;
- That the points raised in the report submitted by Mr James were addressed fully;
- That all features of architectural and historical significance were protected and could be retrieved in the future.

**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:** No objection to this application providing the following conditions were addressed:

- That the views of the Conservation Officer were taken into consideration;
- The concerns raised by local residents regarding the proposals were fully considered;
- That the points raised in the report submitted by Mr James were addressed fully;
- That all features of architectural and historical significance were protected and could be retrieved in the future.

**APPLICATION:** P163403

**SITE:** Gable End, Ashfield Lane, Leominster, Herefordshire, HR6 8RG

**DESCRIPTION:** Proposed change of height to existing boundary wall.

**COMMENT:** No objection.

**APPLICATION:** P163445

**SITE ADDRESS:** Land at Eaton Hill, Leominster, Herefordshire, HR6 0DG.

**DESCRIPTION:** Proposed dwelling.

**COMMENT:** No objection

**APPLICATION:** P161181  
**SITE:** Land at Chipps House, Ivington, Leominster, Herefordshire, HR6 0JH  
**DESCRIPTION:** Application amendment - alteration of Chipps House to create three apartments. Demolition of modern farm buildings and the conversion of and extension to the remaining barns to create four dwellings.  
**COMMENT:** No objection to this application providing the following conditions were addressed:

- That the views of the Conservation Officer were taken into consideration;
- The concerns raised by local residents and Heritage England regarding the proposals were fully considered;
- That all features of architectural and historical significance were protected and could be retrieved in the future.

**APPLICATION:** P161180  
**SITE:** Land at Chipps House, Ivington, Leominster, Herefordshire, HR6 0JH  
**DESCRIPTION:** Application amendment - Alteration of Chipps House to create three apartments. Demolition of modern farm buildings and the conversion of and extension to the remaining barns to create four dwellings.  
**COMMENT:** No objection to this application providing the following conditions were addressed:

- That the views of the Conservation Officer were taken into consideration;
- The concerns raised by local residents and Heritage England regarding the proposals were fully considered;
- That all features of architectural and historical significance were protected and could be retrieved in the future

**APPLICATION:** P163042  
**SITE:** Shop, 1-3 Castlefields, Leominster, Herefordshire, HR6 8BG  
**DESCRIPTION:** Change of use part of the shop to hot food takeaway (use class A5) and the installation of an extraction flue.  
**COMMENT:** Recommend refusal to this application for the following reasons:

- The proposal was inappropriate for the area;
- There was inadequate parking to serve the premises;
- There were concerns regarding highway safety;
- All the concerns raised by local residents must be taken into consideration.

If Herefordshire Council is minded to approve this application Leominster Town Council formally requests that:

- That strict controls are put in place to control the waste storage and the smell of the hot food being prepared for sale;
- That measures are taken to provide distinction between the commercial operation and the residential element of the property;
- That the application is considered by the Herefordshire Planning Committee to allow local residents to raise objections directly.

**APPLICATION:** P163507

**SITE:** Fern Bank, 9 Pierrepont, Leominster, Herefordshire, HR6 8RB

**DESCRIPTION:** Remove retaining wall and steps. Build new retaining wall, steps and tarmac area to provide off road parking for two vehicles.

**COMMENT:** No objection.

**APPLICATION:** P163586

**SITE:** Land to the rear of 38 Buckfield Road, Leominster, Herefordshire.

**DESCRIPTION:** Propose to remove trees.

**COMMENT:** This application is misleading and contains a number of errors in it, including the ownership of the trees, which is not Leominster Town Council. It is recommended that the application is returned to the applicants and that the true owner of the land the trees are located is identified prior to this being progressed further.

**APPLICATION:** P163653

**SITE:** Wellswood House, 149 Bargates, Leominster, Herefordshire, HR6 8QT

**DESCRIPTION:** Propose to fell Copper Beech (T1) and replant with one standard Beech at other end of garden.

**COMMENT:** It is requested that further details be obtained from the Tree Surgeon regarding the health of the tree in question prior to any decision being taken. If the tree is removed then it should be a condition of the permission to replace it with a similar species.

**APPLICATION:** P163562

**SITE:** Land between Wharton Cottage and Bannut Tree Cottage, Wharton, Leominster, Herefordshire.

**DESCRIPTION:** Application for approval of reserved matters following outline approval (P140570/O).

**COMMENT:** No objection

## PH93/16 DECISIONS

The following decisions made by Herefordshire Council were noted.

### *Grants/Approvals*

**APPLICATION:** P162547

**SITE:** 6 Land at Copper Beech Close, Leominster,  
Herefordshire, HR6 8LE

**DESCRIPTION:** Proposed single storey dwelling.

**COMMENT:** The Committee had no objection to the proposal, provided that no concerns were raised after review by the Council's Tree Warden.

**DECISION:** Approved with conditions.

**APPLICATION:** P162680

**SITE ADDRESS:** 40 Far Meadow Road, Leominster, Herefordshire, HR6 9AB

**DESCRIPTION:** Proposed alterations and extensions to front and rear of dwelling.

**COMMENT:** No objection

**DECISION:** Approved with conditions.

**APPLICATION:** P161937

**SITE:** Site at The Birdcage, Barons Cross Road, Leominster, Herefordshire.

**DESCRIPTION:** Proposed erection of a pair of semidetached houses.

**COMMENT:** No objection

**DECISION:** Approved with conditions.

**APPLICATION:** P162925

**SITE:** Arkwright Court, Leominster, Herefordshire, HR6 8NF

**DESCRIPTION:** Work to 6 trees.

**COMMENT:** No objection subject to the views of the Tree Warden.

**DECISION:** Approved.

**APPLICATION:** P163003

**SITE:** Flat at 2 New Street, Leominster, Herefordshire.

**DESCRIPTION:** Part change of use of Flat (C3) to Funeral Directors (A1)  
Flat reduced from 4 bedrooms to 2 bedrooms.

**COMMENT:** No objection

**DECISION:** Approved with conditions.

**APPLICATION:** P162881

**SITE:** Unit 17, Evans Business Centre, Brunel Road,  
Leominster, Herefordshire, HR6 0LX

**DESCRIPTION:** Change of use to add A1 to Industrial unit with existing B1, B2 & B8.

**COMMENT:** No objection

**DECISION:** Approved with conditions.

**APPLICATION:** P161133  
**SITE:** Land at Church View, Ivington, Leominster, Herefordshire  
**DESCRIPTION:** Outline application for two number three bedroomed semi-detached properties, improved access and courtyard parking.  
**COMMENT:** Recommend refusal, as there was a real concern that there was strong evidence of historical flooding in this area and it was recommended that the applicant revisit the Flood Report.  
**DECISION:** Approved with conditions.

**APPLICATION:** P163043  
**SITE:** 6 Chequers Inn, Etnam Street, Leominster, Herefordshire, HR6 8AE  
**DESCRIPTION:** Proposed new link and porch area and alterations to existing toilet areas.  
**COMMENT:** No objection  
**DECISION:** Approved with conditions.

**APPLICATION:** P163044  
**SITE:** 6 Chequers Inn, Etnam Street, Leominster, Herefordshire, HR6 8AE  
**DESCRIPTION:** Proposed new link and porch area and alterations to existing toilet areas.  
**COMMENT:** No objection  
**DECISION:** Approved with conditions.

*Refusals*

**APPLICATION:** P161696  
**SITE:** 39 Broad Street, Leominster, Herefordshire, HR6 8DD  
**DESCRIPTION:** Proposed conversion of existing building to 3 residential units. Rear; extension to first and second floor. Roof alteration to provide top; covering to extension. Remove existing chimney stacks.  
**COMMENT:** No objection provided adequate storage was provided for waste.  
**DECISION:** Application refused.

**APPLICATION:** P161697  
**SITE:** 39 Broad Street, Leominster, Herefordshire, HR6 8DD  
**DESCRIPTION:** Proposed conversion of existing building to 3 residential units. Rear; extension to first and second floor. Roof alteration to provide top; covering to extension. Remove existing chimney stacks.  
**COMMENT:** No objection provided adequate storage was provided for waste.  
**DECISION:** Application refused.

**PH94/16 HIGHWAYS**

- (a) **Bargates Traffic Lights** – Committee noted that a number of concerns had been raised regarding the decision by Herefordshire Council and Balfour Beatty not to replace the barriers at this junction outside the Fish & Chip shop. The response was totally unacceptable and it was **RESOLVED** to invite Herefordshire Council to the next appropriate meeting to explain the decision fully and to answer questions.
- (b) **ZC137/P141022** – Committee noted that a meeting took place on Tuesday 14<sup>th</sup> November 2016 with the Site Agent and the PROW Officer. It was agreed that a diversion order would be submitted at either end of the development to realign the footpath. Construction was expected to be completed by summer 2017.
- (c) **S106** – The report received from Yvonne Coleman was noted.
- (d) **Flood Risk Management Strategy** – Committee noted that this public consultation would end on 30<sup>th</sup> January 2017. No comments were proposed to be submitted at this point.

**PH95/16 DATE OF NEXT MEETING**

Committee noted that the next meeting would be held on Monday 19<sup>th</sup> December at 18:00hrs in the Council Chamber, 11 Corn Square, Leominster HR6 8YP, if available.

There being no other business, the meeting closed at 6:56pm.

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**CHAIR:**

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**DATE:**