



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 21st June 2016

To: All Members of the Planning & Highways Committee:
Councillors R Pendleton (Chair), Bartlett (Vice-Chair), Barton, Davies,
Freedland, Lacey, A Pendleton, Rosser, Taylor and Thomas.
(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 27th June 2016** commencing at **18:00 hours** in the Council Offices, 17 West Street, Leominster HR6 8EP.

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. REQUESTS FOR DISPENSATIONS

To consider requests for dispensations (must be notified in writing).

4. PRESENTATION

To receive a presentation from Sean Rooney (Herefordshire Council) on the proposals developed to help address the issues at the Bargates junction.

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 6th June 2016 (**attached**).



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7. PLANNING APPLICATIONS

The following applications have been received from the Planning Authority and require comment:

APPLICATION: P161704

SITE: Brierley Wood, Ivington, Hereford

DESCRIPTION: Works to fell, thin and replant various trees within the woodland.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=161704&search=p161704>

APPLICATION: P161729

SITE: Benedict Court, Southern Avenue, Leominster, Herefordshire, HR6 0QF

DESCRIPTION: Proposed change of use of existing B1 offices (single and 2 storey) to 6 x 2 bedroom flats and 7 x 1 bedroom flats. Prior Approval - Offices to Residential

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=161729&search=p161729>

APPLICATION: P161181

SITE: Land at Chipps House, Ivington, Leominster, Herefordshire, HR6 0JH

DESCRIPTION: Alteration of Chipps House to create three apartments together with the demolition of modern farm buildings and the conversion of the remaining barns to create four dwellings in addition the erection of three detached dwellings within the remaining farm yard. Listed Building Consent.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=161181&search=p161181>

APPLICATION: P161180

SITE: Land at Chipps House, Ivington, Leominster, Herefordshire, HR6 0JH.

DESCRIPTION: 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. Erection of three detached dwellings within the remaining farm yard.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=161180&search=p161180>



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APPLICATION: P161549
SITE: 1 Dishley Court, Newtown, Leominster, Herefordshire HR6 8QD.
DESCRIPTION: Single storey rear extension.
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=161549&search=p161549>

APPLICATION: P161550
SITE: 1 Dishley Court, Newtown, Leominster, Herefordshire HR6 8QD.
DESCRIPTION: Single storey rear extension.
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=161550&search=p161550>

APPLICATION: P161680
SITE: 3 Hereford Road, Leominster, Herefordshire, HR6 8JS.
DESCRIPTION: Proposed ground floor extension.
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=161680&search=p161680>

APPLICATION: P161788
SITE: Wellswood House, 149 Bargates, Leominster, Herefordshire, HR6 8QT.
DESCRIPTION: Works to various trees.
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=161788&search=p161788>

APPLICATION: P161817
SITE: 147a Bargates, Leominster, Herefordshire, HR6 8QT.
DESCRIPTION: Works to Trees in a Conservation Area. Remove a Leylandii at front of property.
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=161817&search=p161817>

8. DECISIONS

The following decisions have been made by Herefordshire Council.

Grants/Approvals

APPLICATION: P161073
SITE: 109 Bargates, Leominster HR6 8QS
DESCRIPTION: Works to Trees in a Conservation Area. Works to 5 trees
COMMENT: No objection
DECISION: Approved with conditions



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APPLICATION: P161010
SITE: 189 Ridgemoor Road, Leominster HR6 8UH
DESCRIPTION: Works to Trees covered by TPO: Works to overhanging trees.
COMMENT: Committee considered that the application did not include sufficient detail of the proposed works to be carried out and could only be considered if a detailed application was submitted.
DECISION: Approved with conditions

APPLICATION: P160975
SITE : Brierley Court Hop Farm, Brierley Lane, Brierley
DESCRIPTION: Erection of 3,000 M3 cylinder heat storage tank associated with existing poly tunnels
COMMENT: No objection
DECISION: Approved with conditions

APPLICATION: P161158
SITE : Unit 1, Ivingtonbury, Ivington, Leominster, Herefordshire, HR6 0JH
DESCRIPTION: Proposed single storey extension.
COMMENT: No objection
DECISION: Approved with conditions

APPLICATION: P161157
SITE : Unit 1, Ivingtonbury, Ivington, Leominster, Herefordshire, HR6 0JH
DESCRIPTION: Proposed single storey extension.
COMMENT: No objection
DECISION: Approved with conditions

Planning Application P141022F

Committee has been informed that there may be an anomaly regarding this application and part of the development potentially blocking Footpath ZC137. Details received from a resident have previously been circulated. Committee is requested to consider this matter and make comment if appropriate.

9. HIGHWAYS

At the time of the publication of the agenda there were no highway issues for consideration.

10. THE HUM

A meeting has been arranged with BPI to take place on Thursday 30th June 2016 at 10am. An update will be provided at the next meeting.

11. DATE OF NEXT MEETING

The next meeting will be held on Monday 18th July at 19:00hrs in the Council Chamber, 17 West Street, Leominster HR6 8EP.

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 6th June 2016 commencing at 19:00 hours in the Council Offices, 17 West Street, Leominster HR6 8EP.

MEMBERS PRESENT: Councillors R Pendleton (Chair), Bartlett (Vice Chair), Barton, Rosser, Taylor and Thomas.

ALSO PRESENT: Ward Cllr McCaull and three members of the public.

OFFICERS PRESENT: Town Clerk.

PH01/16 ELECTION OF CHAIR

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

Cllr R Pendleton was proposed by Cllr Bartlett and seconded by Cllr Taylor. There being no other nominations, Cllr R Pendleton was formally elected Chair of the Planning & Highways Committee.

PH02/16 ELECTION OF VICE CHAIR

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

Cllr Bartlett was proposed by Cllr R Pendleton and seconded by Cllr Barton. There being no other nominations, Cllr Bartlett was formally elected Vice-Chair of the Planning & Highways Committee.

PH03/16 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs A Pendleton (mayoral engagement), Davies (mayoral engagement), Freedland (work) and Lacey (holiday).

PH04/16 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH05/16 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH06/16 QUESTIONS FROM THE PUBLIC

It was agreed to bring forward Agenda Item 8, planning application P161486, for discussion and consideration.

Representations were made to the Committee regarding this planning application. Among the concerns raised were the following:

- Why was a greenfield site subject to a development application when there were a number of brownfield sites in Leominster that were already available for development?

- Although the outline application provided for 44 car parking spaces, which would presumably accommodate 44 additional vehicles creating a minimum of approximately 100 traffic movements per day, why did the traffic report appended to the application suggest that the additional movements were considered negligible?
- Concern was expressed at the impact that the loss of valuable amenity land would have on the local community. There are a number of well-used walks which offer informal recreation for local residents which would be lost;
- Concern was expressed that the proposal would have a negative impact on the local environment;
- Concern was expressed that the proposal would have a negative impact on the quality of life for residents of existing properties in the area;
- Concern was expressed that the proposal constituted over-development;
- There were a number of outline applications, such as the proposal at Barons Cross, which had been granted permission but had not been developed;
- There were serious concerns expressed regarding the impact the development would have on pollution in an area which already has poor levels of air quality.

The Leominster Area Neighbourhood Plan, which stalled at Regulation 16, had recommended that brownfield sites should be developed prior to greenfield sites.

PH07/16 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 9th May 2016 be agreed and signed as a correct record.

Minute PH167 Leominster Area Neighbourhood Plan: Members were informed that no further communications had been received from Herefordshire Council regarding the Neighbourhood Plan.

Following discussion it was **RESOLVED** to:

- Contact Herefordshire Council for a response to the commitments made at the meeting held on 28th April 2016;
- Instruct the Office to develop draft amendments to the LANP;
- Confirm whether any additional funding is available;
- Discuss the matter at the next Planning & Highways meeting to be held on 27th June 2016.

PH08/16 PLANNING APPLICATIONS

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

APPLICATION: P161133

SITE: Land at Church View, Ivington, Leominster, Herefordshire

DESCRIPTION: Outline application for two 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.

APPLICATION: P161157

SITE: Unit 1, Ivingtonbury, Ivington, Leominster, Herefordshire, HR6 0JH

DESCRIPTION: Proposed single storey extension.

COMMENT: No objection

APPLICATION: P161158

SITE: Unit 1, Ivingtonbury, Ivington, Leominster, Herefordshire, HR6 0JH

DESCRIPTION: Proposed single storey extension.

COMMENT: No objection

APPLICATION: P161189

SITE: Land adjoining Hengrave Green, Ivington, Leominster, Herefordshire, HR6 0JL

DESCRIPTION: Residential development to create fifteen dwellings, a mix of affordable and market housing.

COMMENT: No objection

APPLICATION: P161207

SITE: 45A to 47 West Street, Leominster, Herefordshire, HR6 8EP

DESCRIPTION: Proposed 10 No. one, two and three bedroom flats and 7 No. commercial premises for shops or offices in a three storey building.

COMMENT: No objection on the condition that adequate provision was provided for the storage and subsequent disposal of waste.

APPLICATION: P161259

SITE: Crab Tree Workshop, Hyde Ash, Leominster, Herefordshire, HR6 0JS

DESCRIPTION: Proposed conversion/alteration to form office, W.C., store and link; lobby.

COMMENT: No objection

APPLICATION: P161352

SITE: 19 Radnor View, Leominster, Herefordshire, HR6 8TF

DESCRIPTION: Proposed 2 storey front extension

COMMENT: No objection

APPLICATION: P161389
SITE: Land at Westbury House, Ryelands Road, Leominster, Herefordshire, HR6 8NZ
DESCRIPTION: Proposed erection of two dwellings.
COMMENT: No objection

APPLICATION: P161511
SITE: Ground Floor, 1 Cygnus House, Black Swan Walk, Leominster, Herefordshire
DESCRIPTION: Propose to convert the ground floor of this property into a self-contained 1 person studio apartment.
COMMENT: No objection subject to the proposal meeting building control regulations.

APPLICATION: P161473
SITE: The Dukes Head, Corn Square, Leominster, Herefordshire, HR6 8LR
DESCRIPTION: Conversion of existing yard area to pub garden
COMMENT: No objection

APPLICATION: P161456
SITE: 26 High Street, Morris Mews, Leominster.
DESCRIPTION: Proposed change of use from office accommodation to 3 no. flats.
COMMENT: No objection subject to the proposal meeting building control regulations.

APPLICATION: P161486
SITE: Land at Pinfarthings, Off North Mappenors Lane, Leominster, Herefordshire.
DESCRIPTION: Outline application for residential development of up to 21 dwellings with means of access.
COMMENT: Recommend refusal for the following reasons:

- The proposal would create unacceptable traffic hazards in Green Lane and Bargates;
- The proposal would exacerbate the poor air quality at the Bargates junction;
- The number of traffic movements would be too great for the current low level of highway infrastructure, especially on Green Lane and Bargates;
- The junction of Green Lane and Ginhall Lane is unsuitable for any additional traffic movements.

APPLICATION: P161592
SITE: Agricultural building at Ridgeway Farm, Ludlow Road, Leominster, Herefordshire.
DESCRIPTION: Notification for prior approval for a proposed change of use of an agricultural building to a dwelling house (Class C3) and for associated operational development. Proposed conversion to one dwelling.

COMMENT: Noted.

PH09/16 DECISIONS

The following decisions made by Herefordshire Council were **NOTED**:

Grants/Approvals

APPLICATION: P160761

SITE: Barn adjacent Comfordt House, Eaton Hill, Leominster

DESCRIPTION: Prior notification for a proposed change of use of an agricultural building to a dwelling house (Use Class C3) and for associated operational development. Proposed conversion of barn into two dwellings.

COMMENT: No objection at this stage but once a formal planning application is submitted Council requests that a site visit be arranged to enable members to visit the site.

DECISION: Prior Approval not required.

APPLICATION: P160914

SITE: 17-19 High Street, Leominster HR6 8LZ

DESCRIPTION: Proposed conversion of upper floors into self contained 2 bed maisonettes and sub-division of ground floor shop.

COMMENT: No objection subject to confirmation that space had been allocated for the storage of refuse which was sited away from the living areas and the kitchen.

DECISION: Approved with conditions

APPLICATION: P160915

SITE: 17-19 High Street, Leominster HR6 8LZ

DESCRIPTION: Listed Building Consent: Proposed conversion of upper floors into self contained 2 bed maisonettes and sub-division of ground floor shop.

COMMENT: No objection subject to confirmation that space had been allocated for the storage of refuse which was sited away from the living areas and the kitchen.

DECISION: Approved with conditions

APPLICATION: P141022/F Land at Pinsley Road Leominster; inter alia erection of 29 Houses. Resolved: to defer to a meeting of the committee on 22 April for further consideration.

SITE: Land at Pinsley Road Leominster

DESCRIPTION: Inter alia erection of 29 Houses.

COMMENT: Committee recommended that the application be refused.

DECISION: Approved with conditions.

APPLICATION: P160914

SITE: 17-19 High Street, Leominster HR6 8LZ

DESCRIPTION: Proposed conversion of upper floors into self contained 2 bed maisonettes and sub-division of ground floor shop.

COMMENT: No objection subject to confirmation that space had been allocated for the storage of refuse which was sited away from the living areas and the kitchen.

DECISION: Approved with conditions.

APPLICATION: P160915

SITE: 17-19 High Street, Leominster HR6 8LZ

DESCRIPTION: Listed Building Consent: Proposed conversion of upper floors into self contained 2 bed maisonettes and sub-division of ground floor shop.

COMMENT: No objection subject to confirmation that space had been allocated for the storage of refuse which was sited away from the living areas and the kitchen.

DECISION: Approved with conditions.

APPLICATION: P160970

SITE: 1 Wharton Lane Cottages, Wharton Lane, Leominster HR6 0NX

DESCRIPTION: Proposed single storey rear extension

COMMENT: No objection

DECISION: Approved with conditions.

APPLICATION: P160961

SITE: 21 Woodfen Crescent, Leominster HR6 8SS

DESCRIPTION: Works to Trees covered by TPO: Giant Redwood – crown lifting to increase ground clearance preventing boundary obstructions and allow more light under canopy.

COMMENT: Committee requested additional details.

DECISION: Approved with conditions.

Refused

APPLICATION: P143459/CD

SITE: Herefordshire Council, The Old Priory, The Priory, Leominster, Herefordshire, HR6 8DA

DESCRIPTION: Proposed demolition of former mortuary

TYPE: Council development

COMMENT: Committee recommended that the application be refused.

DECISION: Council refused application.

APPLICATION: P153685

SITE: 59 Bargates, Leominster HR6 8EY

DESCRIPTION: Proposed 1 storey extension comprising of 1 no. bedroom flat.

COMMENT: Committee wished to organise a site meeting prior to submitting comments. The Chair would respond on behalf of the Council.

DECISION: Council refused application

Appeal

APPLICATION: P150053/O

SITE ADDRESS: Land at, and West of West Winds, Cholstrey Road,
Leominster, Herefordshire

DESCRIPTION: Proposed 25 dwellings with garages and car spaces.

TYPE: Outline

COMMENT: The Council recommended that the application be refused.

PH10/16 HIGHWAYS

- (a) **Local Bus Services** – Committee considered the proposal for a local transport provision to replace the 427 bus service, to be provided by the Herefordshire Voluntary Organisations Support Service (HVOSS), Community Wheels.

Following discussion, it was **RESOLVED** to recommend to the Finance & General Purposes Committee the allocation of £1,000 from the Transport Fund to guarantee the proposed service. If a subsidy greater than £1,000 was required, then this would be the responsibility of Humber, Ford and Stoke Prior Group Parish Council. Leominster Town Council would act as the lead contact for a Service Level Agreement with Community Wheels, if required.

- (b) **Update on Residents' Parking Order** – Committee noted recent correspondence on the development of resident parking zones and agreed to obtain an update on progress from Herefordshire Council.

Committee also **RESOLVED** to request that Herefordshire Council considers amending the parking charges at the Broad Street car park to provide an option for a 4 hour stay at a cost of £1.50, to provide additional flexibility to weekday users.

PH11/16 THE HUM

Committee noted that a meeting had been arranged with BPI, which would take place on Thursday 30th June 2016 at 10am at the BPI site.

PH12/16 DATE OF NEXT MEETING

Committee noted that the next meeting of the Committee would be held on Monday 27th June at 18:00hrs in the Council Chamber, 17 West Street, Leominster HR6 8EP.

There being no other business, the meeting closed at 8:25pm.

CHAIR:

DATE: