

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 13th August 2018 commencing at 19:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

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

ALSO PRESENT: Ward Cllr Stone.

OFFICER PRESENT: Town Clerk.

PH50/18 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Herschy (holiday), Preece (work) and Davies (Illness). Cllr Egan was absent.

It was **RESOLVED** to invite Cllr Williams to sit on the Committee.

PH51/18 DECLARATIONS OF INTEREST

There were no declarations of interest made.

PH52/18 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.

PH53/18 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

PH54/18 QUESTIONS FROM THE PUBLIC

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

PH55/18 THE HUM

Committee noted the report of the meeting held on Wednesday 27th June 2018 and that it had been considered by Full Council at its meeting on Monday 30th July 2018. It was further noted that the matter had been on the local BBC news.

PH56/18 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 16th July 2018 be agreed and signed as a correct record.

PH57/18 PLANNING APPLICATIONS

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

APPLICATION: P181386
SITE: Firtree Cottage, Ginhall Lane, Leominster HR6 9AQ
DESCRIPTION: Proposed garage extension.
COMMENT: No objection provided the garage extension is utilised exclusively for domestic purposes and that no business activity is undertaken on site.

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.

APPLICATION: P181899
SITE: The Cottage, Ivington Rd, Newtown HR6 8QD
DESCRIPTION: Proposed works to property (including works to doors, windows, chimney, access, demolition of coal/fuel store, WC, garage and erection of new garage).
COMMENT: Fully support the comments and conditions outlined of the Building Conservation Officer regarding the works.

APPLICATION: P181900
SITE: The Cottage, Ivington Rd, Newtown HR6 8QD
DESCRIPTION: Listed Building Consent: Proposed works to property (including works to doors, windows, chimney, access, demolition of coal/fuel store, WC, garage and erection of new garage).
COMMENT: Fully support the comments and conditions outlined of the Building Conservation Officer regarding the works.

APPLICATION: P182023
SITE: Alba, Bargates, Leominster HR6 8EY
DESCRIPTION: Conversion and repairs to an existing building to create a single dwelling house (retrospective).
COMMENT: Recommend refusal of this application for the following reasons:

- Fully support the objections outlined by the Building Conservation Officer regarding the proposed conversion and repairs;

- The materials used to replace the door and windows are not in keeping with a listed building and should be removed;
- It is against Policy LANP18 which requires any development not to have a negative impact on the heritage of the town.

APPLICATION: P182024
SITE: Alba, Bargates, Leominster HR6 8EY
DESCRIPTION: Listed Building Consent: Conversion and repairs to an existing building to create a single dwelling house (retrospective).
COMMENT: Recommend refusal of this application for the following reasons:

- Fully support the objections outlined by the Building Conservation Officer regarding the proposed conversion and repairs;
- The materials used to replace the door and windows are not in keeping with a listed building and should be removed;
- It is against Policy LANP20 which requires any development to use materials similar in appearance to those of the exterior of the existing house.

APPLICATION: P182227
SITE: 9 Corn Square, Leominster HR6 8LT
DESCRIPTION: Proposed new external ramp and steps to main entrance.
COMMENT: Recommend refusal of this application for the following reasons:

- Fully support the objections outlined by the Building Conservation Officer regarding the proposed ramp;
- It is against Policy LANP18 which requires any development not to have a negative impact on the heritage, character and appearance of the town centre;
- The proposal will have a negative impact on the Friday and Farmers Markets that are held regularly in Corn Square.

APPLICATION: P182493
SITE: 90 Etnam Street, Leominster HR6 8AN
DESCRIPTION: Proposed construction of new enclosed porch.
COMMENT: No objection subject to the materials used being in keeping with the current materials, and the comments and conditions outlined by the Building Conservation Officer be taken into consideration.

APPLICATION: P182494
SITE: 90 Etnam Street, Leominster HR6 8AN

DESCRIPTION: Listed Building Consent: Proposed construction of new enclosed porch.

COMMENT: No objection subject to the materials used being in keeping with the current materials, and the comments and conditions outlined by the Building Conservation Officer be taken into consideration.

APPLICATION: P182576

SITE: 4 Thomas Court, Green Lane, Leominster HR6 8QJ

DESCRIPTION: LBS: Proposed replacement central heating boiler with Worcester Bosch combination boiler. A new flue (painted black) will exit the front elevation approx. midway between existing dormer windows.

COMMENT: No objection.

APPLICATION: P182859

SITE: 92a Bargates, Leominster HR6 8QS

DESCRIPTION: T1 – Copper Beech Tree. Slightly crown thin (20%) as per BS3998 standard. Cuts no greater than 80mm in diameter. Slight reduction of branches from guttering of house. T2 – Sweet Chestnut – Crown raise by 10m from path of road.

COMMENT: No objection subject to the views of the Tree Officer.

PH58/18 DECISIONS

Committee noted the following planning decisions made by Herefordshire Council:

APPLICATION: P174737

SITE: 43-45 High Street, Leominster

DESCRIPTION: Listed Building Consent: Proposed conversion of upper floors to form 2 self-contained flats

COMMENT: No objection subject to the views of the Conservation Officer, the repairs preserve the existing features and that provision for waste and recycling storage is provided within the curtilage of the building.

DECISION Approved with conditions.

APPLICATION: P181272

SITE: Land at Brick House Farm, Brierley, Leominster HR6 0NT

DESCRIPTION: Proposed erection of 2 semi-detached dwellings on plots 3 & 4 to replace 2 dwellings previously approved under application 179524.

COMMENT: It was agreed to respond to this via written representation.

DECISION Approved with conditions.

APPLICATION: P181436

SITE: Land off Westcroft, Leominster

DESCRIPTION: Non-material amendment ref 171309. Amendments to elevations and floor plans.
COMMENT: Noted.
DECISION Approved.

APPLICATION: P181644 & 649 (LBC)
SITE: The Frere House, 15 Church Street, Leominster HR6 8NE

DESCRIPTION: Retrospective: Various external and internal works including taking away no structural modern walls, replacing cement based plaster and other mortar with lime based products. Adding traditional oak structural supports.

COMMENT: No objection.
DECISION Approved with conditions.

APPLICATION: P181772
SITE: 67 Osborne Place, Leominster HR6 8BW
DESCRIPTION: Proposed extension to existing dwelling.
COMMENT: No objection subject to the Leominster Area Neighbourhood Plan Policy LANP20.
DECISION Approved with conditions.

APPLICATION: P182046
SITE: Orchard House, 3 Presbytery Close, Leominster, Herefordshire, HR6 8QP
DESCRIPTION: Proposed non-material amendment to planning permission ref 180808 (Two storey side extension and garden shed) – Please see application form for details.
COMMENT: No objection provided the shed is used for residential and not business purposes and the Leominster Area Neighbourhood Plan Policy LANP20.
DECISION Approved with conditions.

PH59/18 HIGHWAYS AND PARKING MATTERS

Committee was informed that the building known as the Royal Oak at the end of Etnam Street was in a very poor state of repair and some of the building fascia had fallen off. Concern was expressed that this could cause a danger to pedestrians and traffic below if pieces of building masonry fell onto the pavement.

It was agreed to contact Herefordshire Council to express the concerns raised and to request that enforcement action be taken to ensure that urgent repairs to this significant building that was in danger be carried out.

PH60/18 LICENCING MATTERS

Committee noted that there were no licencing matters to consider.

PH61/18 LEOMINSTER AREA NEIGHBOURHOOD PLAN

Committee noted that it has been confirmed by the Examiner, Mr Richard High, that the conclusion of the examination would be suspended until he had had the chance to consider the review of the review of the Habitats Regulation Assessment (HRA) and the necessary consultation on it.

It was confirmed that the HRA for Leominster NDP would need to be revisited in light of the recent Court of Justice of the European Union People over Wind and Peter Sweetman vs Coillte judgement. All revised HRA would be subject to a 5 week consultation, therefore it was anticipated that this would not be concluded until 17th September 2018.

PH62/18 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 3rd September 2018 at 18:00hrs in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 8:01pm.

CHAIR:

DATE: