



## LEOMINSTER TOWN COUNCIL

### PLANNING & HIGHWAYS COMMITTEE

Tuesday 2<sup>nd</sup> January 2018

To: All Members of the Planning & Highways Committee:  
Councillors Thomas (Chair), Rosser (Vice-Chair), Bartlett, Barton, Davies,  
Egan, Freedland, J Herschy, R Pendleton, Preece and Rumsey.  
(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 8<sup>th</sup> January 2018** commencing at **18:00 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).
- 5. QUESTIONS FROM THE PUBLIC (maximum 15 minutes)**  
To receive questions and statements from members of the public as provided for in Standing Orders.



## LEOMINSTER TOWN COUNCIL

### PLANNING & HIGHWAYS COMMITTEE

#### 6. MINUTES OF PREVIOUS MEETING

To receive and approve as a correct record the minutes of the Planning & Highways Committee meeting held on 18<sup>th</sup> December 2017.

#### 7. THE LEOMINSTER HUM

An update has been requested.

#### 8. PLANNING APPLICATIONS

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

**APPLICATION:** P173506  
**SITE:** Land at 15 Mill Street, Leominster, Herefordshire  
**DESCRIPTION:** Proposed Cottage  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=173506&search=173506](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=173506&search=173506)

**APPLICATION:** P173908  
**SITE:** The Waltons, Ginhall Lane, Leominster HR6 9AH  
**DESCRIPTION:** Proposed erection of UPVc cattery building to replace (now demolished) wooden cattery building  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=173908&search=173908](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=173908&search=173908)

**APPLICATION:** P174477  
**SITE:** Barn at Lower Hyde, Hyde Ash, Leominster, HR6 0JR  
**DESCRIPTION:** Proposed repair and conversion of existing barns and change of use to form a dwelling. Use of existing vehicular access and resurfacing of existing lane with hard standing adjacent to the barns  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=174477&search=174477](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=174477&search=174477)

**APPLICATION:** P174489  
**SITE:** Stag Batch House, Monkland Rd, Leominster, HR6 9DA  
**DESCRIPTION:** (Retrospective) Proposed change of use of part of building to incorporate the installation of a 550KW Biomass Boiler and chip store within an existing approved agricultural building  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=174489&search=174489](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=174489&search=174489)



## LEOMINSTER TOWN COUNCIL

### PLANNING & HIGHWAYS COMMITTEE

**APPLICATION:** P174562  
**SITE:** Trevean, Newlands Drive, Leominster, HR6 8PR  
**DESCRIPTION:** Proposed extension  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=174562&search=174562](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=174562&search=174562)

#### 9. DECISIONS

To note the following decisions made by Herefordshire Council:

**APPLICATION:** P173800  
**SITE:** Hadnock House, Widgeon Hill Farm, Hamnish, Leominster HR6 0QN  
**DESCRIPTION:** Proposed construction of a new garage  
**COMMENT:** No objection.  
**DECISION:** Approved with conditions

**APPLICATION:** P173995  
**SITE:** Long Acre, Ebnall, Leominster HR6 9AL  
**DESCRIPTION:** Proposed fascia sign on front of building and two standing signs on the site boundary  
**COMMENT:** No objection.  
**DECISION:** Split Decision

#### 10. LICENSING ITEMS

An application for the variation of a premises licence has been received regarding the Leominster Sports & Social Club. Please see attached.

#### 11. HIGHWAYS AND PARKING MATTERS

##### (a) Public Realm Consultation Review Report & Commissioning Model –

To receive an update from the Task & Finish Group that are meeting on 5<sup>th</sup> January 2018.

##### (b) Highway & Parking Matters – To consider any additional parking and highway issues.

#### 12. LEOMINSTER AREA NEIGHBOURHOOD PLAN

To receive an update.

#### 13. DATE OF NEXT MEETING

The next meeting will be held on Monday 5<sup>th</sup> February 2018 at **19:00hrs** 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 18<sup>th</sup> December 2017 commencing at 18:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

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**MEMBERS PRESENT:** Councillors Rosser (Chair), Bartlett, Barton, Davies, Egan and R Pendleton.

**ALSO PRESENT:** Ward Cllr Stone.

**OFFICER PRESENT:** Town Clerk.

### **PH140/17 APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllrs Freedland (illness), Herschy (personal), Preece (illness), Rumsey (illness) and Thomas (holiday).

### **PH141/17 DECLARATIONS OF INTEREST**

There were no Declarations of Interest made.

### **PH142/17 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.

### **PH143/17 REQUESTS FOR DISPENSATIONS**

There had been no requests received.

### **PH144/17 QUESTIONS FROM THE PUBLIC**

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

### **PH145/17 MINUTES OF PREVIOUS MEETING**

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 4<sup>th</sup> December 2017 be agreed and signed as a correct record.

### **PH146/17 THE LEOMINSTER HUM**

Committee noted that the factory had shut down for the Christmas period and no further update had been received. It was agreed to request an update in the New Year to establish whether the outstanding works had been completed and if the sound testing had been commissioned and undertaken.

**PH147/17 PLANNING APPLICATIONS**

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

**APPLICATION:** P170276 (Re-consultation)  
**SITE:** Land at The Hop Pole, Bridge Street, Leominster, Herefordshire  
**DESCRIPTION:** Amended: Proposed conversion of public house into 4 self contained residential units.  
**COMMENT:** Committee considered that the amended application had not addressed previous objections raised. Committee recommended refusal on the following grounds:

- The proposal would result in the loss of a commercial premises;
- The proposal was not in keeping with a building of both historical interest and of architectural value;
- Concern was expressed that the proposal could result in the destruction of a unique heritage feature of the town;
- There is historically significant architectural features in the existing building, in particular the medieval cruck roof and the entire timber framed structure, should be protected;
- The proposal is designed to frustrate the requirements to make an S106 contribution;
- The proposal should be submitted as a single application alongside planning applications P170275 and P170277.
- Committee further requested that this application be considered by the Herefordshire Planning Committee due to the sensitivity of the site.

**APPLICATION:** P173232 (Re-consultation)  
**SITE:** Amended: Listed Building Consent: Land at The Hop Pole, Bridge Street, Leominster,  
**DESCRIPTION:** Proposed conversion of public house into 4 self contained residential units  
**COMMENT:** Committee considered that the amended application had not addressed previous objections raised. Committee recommended refusal on the following grounds:

- The proposal would result in the loss of a commercial premises;
- The proposal was not in keeping with a building of both historical interest and of architectural value;
- Concern was expressed that the proposal could result in the destruction of a unique heritage feature of the town;

- There is historically significant architectural features in the existing building, in particular the medieval cruck roof and the entire timber framed structure, should be protected;
- The proposal is designed to frustrate the requirements to make an S106 contribution;
- The proposal should be submitted as a single application alongside planning applications P170275 and P170277.
- Committee further requested that this application be considered by the Herefordshire Planning Committee due to the sensitivity of the site.

**APPLICATION:** P172135

**SITE:** Barons Cross Camp, Cholstrey, Leominster, HR6

**DESCRIPTION:** Reserved matters application for 414 dwellings, vehicular access and associated works.

**COMMENTS:** Committee noted the amendments made and

**RESOLVED** to submit the following comments:

- Confirmation as to whether the spread of social housing units was concentrated in a specific area or distributed throughout the site was requested;
- With regard to the previous concerns expressed regarding the density and height of the apartment blocks and the impact they may have on the visual amenity of the area and the entrance into Leominster Town, it was requested that the appearance of the flats be improved using patterned brickwork, especially on the gable end wall, rendered panels to help break up the mass of bricks and that breaks in the roofline be included;
- S106 funding for the play area and open space to be transferred to Leominster Town Council;
- The provision of improved links from the site to Morrison's be included in the S106 agreement;
- Improved pedestrian links between the existing estate and the proposed estate through an improved footpath network;
- The provision of a pedestrian crossing across Monkland Road (A44) to link the proposed and existing Barons Cross estates with Morrison's and Leominster;
- Concern regarding the potential contamination of the site has been expressed. A request to be provided with additional clarification over the method statement for the construction of the site to be provided;
- Concern regarding the increase in vehicular movements into Leominster. Consider some S106

- provision towards the proposed Southern Link Road;
- There is a lack of community facilities in an area with social issues having already been identified. Consider contribution towards the improvement of the community centre on the current Barons Cross estate;
  - The development will inevitably put a strain on local services such as Doctors Surgeries. Mitigation measures are requested;
  - Current public transport/bus services should be extended until 9pm at night to enable access into Leominster from the new estate;
  - With regard to the concern expressed previously that the development would increase the traffic, pollution and air quality issues at the Bargates junction, Committee recommended that the report developed by Hydrock Consultants be submitted as part of the Reserved Matters application due to the real concerns regarding the statement that impact from the site can be fully mitigated;
  - Committee requested sight of the Hydrock Consultants report of the potential Air Quality implications of the development;
  - Further details regarding the Memorandum of Understanding to monitor air quality with the local planning authority was requested.

Appeal Notification:

**APPLICATION:** P170289

**SITE:** Field 5251 north east of roundabout on A49 and A44, Leominster

**DESCRIPTION:** Proposed conversion of an agricultural building into a one bedroomed single storey dwelling.

**COMMENT:** Committee agreed to reiterate its concern that this application was sited on the flood plain and the access required to the development would be too close to the roundabout thus creating a traffic hazard.

#### **PH148/17 DECISIONS**

The following decisions made by Herefordshire Council were noted:

**APPLICATION:** P173879

**SITE:** Home Farm, Hennor, Leominster HR6 0QR

**DESCRIPTION:** Proposed outdoor riding area. Change of use from agricultural

**COMMENT:** No objection

**DECISION:** Approved with conditions

**APPLICATION:** P173462  
**SITE:** Stag Batch House, Monkland Rd, Leominster HR6 9DA  
**DESCRIPTION:** Proposed provision of roof over existing silage bunker to reduce surface runoff  
**COMMENT:** No objection  
**DECISION:** Approved with conditions

**APPLICATION:** P173463  
**SITE:** Stag Batch House, Monkland Rd, Leominster HR6 9DA  
**DESCRIPTION:** Proposed provision of roof over cattle handling area to reduce surface runoff  
**COMMENT:** No objection  
**DECISION:** Approved with conditions.

**149/17 PLANNING, HIGHWAYS AND PARKING MATTERS**

**(a) Public Realm Consultation Review Report** – Committee noted that a copy of this report had been forwarded to all members for information. Following discussion it was **RESOLVED:**

- That a Task & Finish Group be appointed to consider the report in full and to consider the proposals contained within it, public consultation and the management of expectations;
- The Task & Finish Group would be made up of the four Ward Councillors, four members of Leominster Town Council and the relevant Town Council Officers;
- Cllrs Egan and R Pendleton were appointed from the Planning & Highways Committee;
- All Town Councillors would be notified and two further volunteers would be requested to sit on the Task & Finish Group;
- The first meeting of the Task & Finish Group would be held on Friday 5<sup>th</sup> January 2018 at 11am at the Council Offices.

**(b) Commissioning Model** – Committee noted the new commissioning model guidelines developed by Balfour Beatty and Herefordshire Council. A toolkit was being finalised and would be requested. Concern was expressed regarding the long term consequences of towns and parishes undertaking highway works.

It was agreed that the implications of the commissioning model and the toolkit would be considered as part of the Public Realm Task & Finish Group’s remit.

**(c) Parish Briefing** – Committee noted the questions and answers information paper received from Balfour Beatty following the recent Parish Briefing.

**150/17 LEOMINSTER AREA NEIGHBOURHOOD PLAN**

Committee noted that the consultation closed on 14<sup>th</sup> December 2017 and comments received were awaited. Once received comments would be

reviewed and a decision taken to include or reject those comments into the LANP prior to progression to the next stage.

**151/17 DATE OF NEXT MEETING**

Committee noted that the next meeting would be held on Monday 8<sup>th</sup> January 2018 at 19:00hrs in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 8:00pm.

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**CHAIR:**

\_\_\_\_\_  
**DATE:**

# MEMORANDUM

To : RESPONSIBLE AUTHORITIES/INTERESTED PARTIES

From : LICENSING SECTION, ENVIRONMENTAL HEALTH AND TRADING STANDARDS

Tel : 01432 261886 My Ref : LUB/CP00063

Date : 20/12/2017 Your Ref :

**LICENSING ACT 2003**  
**NOTIFICATION OF APPLICATION FOR VARIATION OF CLUB PREMISE CERTIFICATE**

The Licensing Section has received the following applications for the grant/variation of a premises licence. A summary of each application is provided in the table below. Any responsible authority who has not already received your copy of the application please contact the Licensing Section on the above number. However if you would like to view any of the applications copies are available at the licensing section.

Should you wish to make a representation in respect of any one of the applications listed then please submit your information on the memorandum below to the licensing section before expiry of the 28 day representation period which is the date shown in column 4 of the table below. Please be aware that the licensing authority can only consider those representations that are relevant to the four licensing objectives: ***Prevention of Crime and Disorder, Prevention of Public Nuisance, Public safety and Protection of Children from Harm.***

For the Environmental Health Commercial and Environmental Protection Teams should officers wish to raise any issues in respect of any of the applications listed below please contact the Environmental Health team (licensing) in good time for the relevant representations to be co-ordinated and made to the licensing section within the 28 day period.

Premise Name	Premise address	Max Time	Start of 28day period	End of 28day Period	Current Licences
Leominster Sports & Social Club	South Street Leominster HR6 8JQ	This variation seeks to vary the condition at Annex 2 (general) to remove the restriction between 10:00-18:00 Monday-Thursday which permits the premise only to open for pre-arranged funeral wakes.  The premise licence holder wishes to open during the hours 10:00-18:00 for any purpose associated with the club and its members.	20/12/2017	16/01/2018	CP00063:  Between 1000hrs and 1800hrs daily (Monday to Thursday) the premises may only open for licensable activities in the event of a pre-arranged 'funeral wake' taking place. Written details of the social club member making this booking arrangement will be made available on demand to the police or an officer of Herefordshire Council Licensing Authority.

**LUCY BOND**  
**LICENSING TECHNICAL OFFICER**  
**ENVIRONMENTAL HEALTH AND TRADING STANDARDS**