



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 28th November 2017

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 4th December 2017** 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).
- 5. QUESTIONS FROM THE PUBLIC (maximum 15 minutes)**
To receive questions and statements from members of the public as provided for in Standing Orders.



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6. MINUTES OF PREVIOUS MEETING

To receive and approve as a correct record the minutes of the Planning & Highways Committee meeting held on 20th November 2017.

7. THE LEOMINSTER HUM

To receive a further update if available.

8. PLANNING APPLICATIONS

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

APPLICATION: P173759
SITE: Broad Farm, Leominster HR6 0AN
DESCRIPTION: Retrospective: Proposed erection of small ancillary buildings and change of use from agricultural usage to provision of a play area, sandpits, car park signage and petting area.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=173759&search=173759

APPLICATION: P173760
SITE: Broad Farm, Leominster HR6 0AN
DESCRIPTION: Retrospective erection of a sign at entrance 1.2m x 1m – 1.2m to bottom of sign above ground level.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=173760&search=173760

APPLICATION: P174097
SITE: Mile End, Broad Lane, Leominster HR6 0AL
DESCRIPTION: Retrospective permission for the use of land for wood chipping with wood storage yard and building to include office building, chop stores, drying floor, fan house and boiler house with biomass plant to generate 80Kw of electricity.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=174097&search=174097

APPLICATION: P174167
SITE: Units 15-20 Croft Business Park, Leominster HR6 0QF
DESCRIPTION: Retrospective application for units 15-20 for B1 use
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=174167&search=174167



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APPLICATION: P174247
SITE: The White House, 94 Bridge Street, Leominster, HR6 8DZ
DESCRIPTION: Non material amendment ref 172634 extensions. Amend internal layout and additional window.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=174247&search=174247
DECISION: Please note that this application has been approved

9. DECISIONS

To note the following decisions made by Herefordshire Council:

APPLICATION: P163857
SITE: Ground Floor, 20 South Street, Leominster, HR6 8JB
DESCRIPTION: Internal works for Change of Use from office to residential unit on ground floor (Retrospective).
COMMENT: Committee was unable to consider and submit a full response as insufficient information regarding the proposed changes had been provided and the relevant supporting documents had not been submitted.
DECISION: Approved

APPLICATION: P171309
SITE: Land off Westcroft, Leominster, Herefordshire
DESCRIPTION: Application for approval of Reserved Matters following Outline Approval ref: 150812 for 30 No Dwellings.
COMMENT: Committee had a number of concerns regarding this application for approval of Reserved Matters including:

- The access and egress to the site sited on a bend was considered to be a traffic and safety hazard;
- There were issues with drainage which needed to be addressed by the relevant utility company. If these could not be addressed then the application should be refused;
- The proposal constituted over-development of the site and consideration should be given to reducing the number of dwellings being proposed;
- Leominster Town Council should be involved in developing the S106 agreement which should include funding to improve nearby play areas, improvements to the highway network, additional public transport provision and improving the civic amenity of the area.

It was agreed to set up a site visit to discuss the proposals in more depth prior to submitting a final comment and recommendation.

DECISION: Approved with conditions.



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APPLICATION: P173356
SITE: Chequers Inn, Etnam Street, Leominster HR6 8AE
DESCRIPTION: Proposed covered shelter
COMMENT: No objection
DECISION: Approved with conditions.

APPLICATION: P173357
SITE: Chequers Inn, Etnam Street, Leominster HR6 8AE
DESCRIPTION: Listed Building Consent: Proposed covered shelter
COMMENT: No objection
DECISION: Planning permission not required.

10. PLANNING, HIGHWAYS AND PARKING MATTERS

- (a) **Speed Limit Signage** – To consider providing a response on the possibility of moving the existing 30 mph speed limit terminal signs on the A44 Mill Street, Leominster, from their original position just east of the railway crossing to a position up near the roundabout at the A49. This would ensure that the speed limit signs are in a much more visible location, rather than being obscured by vegetation for much of the year. It would also take them away from the railway crossing, which can dominate the eyes and minds of drivers and detract from the existing speed limit signs, and the 30 limit will then encompass Brightwells busy access.
- (b) **Highway Matters** – To consider any matters Members wish to consider.

11. LEOMINSTER AREA NEIGHBOURHOOD PLAN

To receive an update, if available.

12. DATE OF NEXT MEETING

The next meeting will be held on Monday 18th December 2017 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 20th November 2017 commencing at 19:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

MEMBERS PRESENT: Councillors Thomas (Chair), Rosser (Vice-Chair), Bartlett, Barton, Davies, Herschy and Preece.

ALSO PRESENT: Ward Cllr Stone.

OFFICER PRESENT: Town Clerk.

PH116/17 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Egan (illness), Freedland (illness), R Pendleton (civic duties) and Rumsey (illness).

PH117/17 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH118/17 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.

PH119/17 REQUESTS FOR DISPENSATIONS

There had been no requests received.

PH120/17 QUESTIONS FROM THE PUBLIC

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

PH121/17 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 6th November 2017 be agreed and signed as a correct record.

PH122/17 THE LEOMINSTER HUM

Committee noted that no further update had been received.

PH123/17 PLANNING APPLICATIONS

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

APPLICATION: P173286
SITE: 4 Millers Close, Leominster HR6 8BP
DESCRIPTION: Proposed Porch
COMMENT: No objection.

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

APPLICATION: P173933
SITE: 1 Corn Square, Leominster HR6 8LR
DESCRIPTION: Proposed change of use of former Tourist Information
Centre (A2) to a drinking establishment (A4)
COMMENT: No objection. Committee acknowledged and supported
the concerns raised by local businesses regarding the
addition of s further licensed premises and the threat it
may have on existing businesses.

APPLICATION: P173934
SITE: 1 Corn Square, Leominster HR6 8LR
DESCRIPTION: Listed Building Consent: Proposed change of use of
former Tourist Information Centre (A2) to a drinking
establishment (A4)
COMMENT: No objection. Committee acknowledged and supported
the concerns raised by local businesses regarding the
addition of s further licensed premises and the threat it
may have on existing businesses.

APPLICATION: P174031
SITE: 7 Battlebridge Close, Leominster HR6 8TH
DESCRIPTION: Proposed conversion of existing attached garage to
family room
COMMENT: No objection.

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.

APPLICATION: P173980
SITE: 15 Croft Street, Leominster HR6 8LA
DESCRIPTION: Non material amendment to planning permission
171308 to allow a 1 sqm increase in the footprint on the
first floor to allow access into the third bedroom.
Reduce the pitch of the roof on the first floor extension
from 30 degrees to 20 degrees
COMMENT: Noted.

NOTE: This application has been approved.

PH124/17 DECISIONS

The following decisions made by Herefordshire Council were noted:

- APPLICATION:** P170749
SITE: Land off Ebnal Close, Leominster, Herefordshire.
DESCRIPTION: Application for removal of condition 3 of planning permission.
COMMENT: No comment.
DECISION: Approved
- APPLICATION:** P173327
SITE: Home Farm, Hennor, Leominster HR6 0QR
DESCRIPTION: Proposed new agricultural building
COMMENT: No objection subject to the following conditions being included:
- The proposal did not result in additional traffic movements;
 - The proposal complied with all the conditions put in place by the Herefordshire Council Planning Authority.
- DECISION:** Approved
- APPLICATION:** P171820
SITE: 12 Perseverance Road, Leominster, HR6 8QR
DESCRIPTION: Remove existing garage and replace with conservatory. Erect new garage on drive.
COMMENT: No objection
DECISION: Approved with conditions
- APPLICATION:** P173006
SITE: 2a Caswell Crescent, Leominster, HR6 8BE
DESCRIPTION: Proposed detached annexe ancillary to the main dwelling for accommodation for an elderly parent.
COMMENT: Recommend refusal for the following reasons:
- The proposal constitutes over-development of the site;
 - The proposal is a detached property within the curtilage of an existing property. This constitutes back-land development and is against the adopted Core Strategy policies related to extensions of dwellings;
 - The proposal is to be sited against the fence of a neighbouring property without any gap which is unacceptable and may lead to overlooking issues and privacy issues;
 - The proposal is of poor design and is out of keeping with the area both in design and location.
- DECISION:** Approved with conditions

APPLICATION: P173013
SITE: Barn at Ivingtonbury, Ivington, Leominster, HR6 0JH
DESCRIPTION: Conversion of outbuilding into residential accommodation (2no. – part retrospective)
COMMENT: No objection
DECISION: Approved with conditions

APPLICATION: P173014
SITE: Barn at Ivingtonbury, Ivington, Leominster, HR6 0JH
DESCRIPTION: Listed Building Consent: Conversion of outbuilding into residential accommodation (2no. – part retrospective)
COMMENT: No objection
DECISION: Approved with conditions

APPLICATION: P173337
SITE: Upper two floors, 30 West Street, Leominster HR6 8ES
DESCRIPTION: Notification of prior approval for a proposed change of use of building from Office Use (Class B1(a)) to a Dwellinghouse (Class C3) – to a two bed self contained maisonette. (This is a prior approval determination)
COMMENT: No objection subject to the following conditions being included:

- The provision of car parking to service the new dwelling;
- Provision was made to store waste created by the new dwelling;
- The proposal complied with all the conditions put in place by the Herefordshire Council Planning Authority.

DECISION: Prior approval not required.

APPLICATION: P173338
SITE: Rear of 30 West Street, Leominster HR6 8ES
DESCRIPTION: Notification of prior approval for a proposed change of use of building from Office Use (Class B1(a)) to a Dwellinghouse (Class C3) – three self contained one bedroom flats. (This is a prior approval determination)
COMMENT: No objection. subject to the following conditions being included:

- The provision of car parking to service the new dwelling;
- Provision was made to store waste created by the new dwelling;
- The proposal complied with all the conditions put in place by the Herefordshire Council Planning Authority.

DECISION: Prior approval not required.

PH125/17 PLANNING, HIGHWAYS AND PARKING MATTERS

- (a) **Highway Matters** – The following matters were raised:
- Concerns had been raised by residents at Laurels Court, Westfield Walk, regarding vehicles parking and blocking the access. The matter would be raised with Highways;
 - It was agreed to enquire why the new Traffic Regulation Order to install double yellow lines in Etnam Street had not be actioned;
 - It was noted that the proposed crossing in Bridge Street had not been completed;
 - It was agreed to ask for an update regarding the repairs to the railings damaged by a lorry at the level crossing;
 - It was agreed to establish the ownership of the piece of land on the corner of New Street and Lugg Way, and to establish what the future plans were for this area.

PH126/17 LEOMINSTER AREA NEIGHBOURHOOD PLAN

The Plan was currently out to public consultation, which Herefordshire Council was overseeing. The consultation would close on 14th December 2017. Copies of the document would be available from the Council Offices and the Library.

PH127/17 DATE OF NEXT MEETING

Committee **NOTED** that the next meeting would be held on Monday 4th December 2017 at 19:00hrs in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 7:23pm.

CHAIR:

DATE: