



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 25th September 2018

To: All Members of the Planning & Highways Committee:
Councillors Rosser (Chair), Preece (Vice Chair), Bartlett, Davies, Egan, J
Herschy, Rumsey, Thomas and Williams. (2 vacancies)
(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 1st October 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).



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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 3rd September 2018.

7. **PLANNING**

- (a) **Planning applications** – The following applications have been received from the Planning Authority and require comment:

APPLICATION: P174229
SITE: The Cottage, Newtown Lane, Newton, Leominster HR6 8QD
DESCRIPTION: Proposed extension and alterations to existing dwelling.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=174229&search=174229

APPLICATION: P182666
SITE: 24 West Street, Leominster HR6 8ES
DESCRIPTION: Restoration of front of building using like materials other than oak beams. Replace oak beams with steel beams
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=182666&search=182666

APPLICATION: P182665
SITE: 22 West Street, Leominster HR6 8ES
DESCRIPTION: Proposed conversion of first floor into 2 no. one bedroom self-contained flats and new shopfront
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=182665&search=182665

APPLICATION: P182942
SITE: 22 West Street, Leominster HR6 8ES
DESCRIPTION: Listed Building Consent: Proposed conversion of first floor into 2 no. one bedroom self-contained flats and new shopfront
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=182942&search=182942

APPLICATION: P182888
SITE: Unit 1, Croft Business Park, Leominster HR6 0QF
DESCRIPTION: Proposed extension to the south elevation.



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LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=182888&search=182888

APPLICATION: P183237
SITE: 231-233 Ridgemoor Road, Leominster HR6 8UJ
DESCRIPTION: T1 Western Red Cedar – removal/fell due to mass, damage to wall, proximity to existing buildings and insurance considerations. Replace with Rowan 4-6 years old. T2 Ash. Young tree located in parking area, has thick wire embedded in fork at crown break resulting in weak joint and potential break. Propose remove as reduction of affected will unbalance crown. Proposed replace with Rowan 4-6 years old.

LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=183237&search=183237

APPLICATION: P183109
SITE: Broad Farm, Leominster HR6 0AN
DESCRIPTION: Proposed cover to an existing cattle handling unit.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=183109&search=183109

APPLICATION: P183195
SITE: 1 Old Hall Cottages Brierley, Leominster HR6 0NU
DESCRIPTION: LBS: Proposed to replace two windows
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=183195&search=183195

APPLICATION: P183320
SITE: Broad Stone Farm, Stoke Prior, Leominster HR6 0LW
DESCRIPTION: Proposed laying of stone farm tracks
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=183320&search=183320

8. DECISIONS

To note the following planning decisions made by Herefordshire Council:

APPLICATION: P173650
SITE: Brierley Court Barns, Brierley Lane, Leominster HR6 0NU
DESCRIPTION: Application variation of condition 2 of P162302/F
COMMENT: No objection
DECISION Approved with conditions.



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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.
DECISION Approved with conditions.

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.
DECISION Approved with conditions.

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.
DECISION Approved with conditions.

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.
DECISION Approved with conditions.

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.
DECISION Approved with conditions.

APPLICATION: P182024
SITE: Alba, Bargates, Leominster HR6 8EY



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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.

DECISION Refused

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.

DECISION Refused

9. HIGHWAYS AND PARKING MATTERS

(a) **507 Bus Service** – A letter has been received regarding the alteration of the bus timetable without consultation from 9:30am to 10:46am, and combining with the 502 service, resulting in a lengthened journey of an hour, and a level of inconvenience that has already resulted in loss of passengers. There is concern that this service will fail and be removed. Committee is requested to respond.

(b) **The Hum** – A request has been made to reinstate this item as a standing agenda item. Committee is requested to make a recommendation.

(c) **Highway & Parking Matters** – To consider any parking and highway issues relating to the Parish of Leominster.



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10. LICENCING MATTERS

There are no licencing matters to consider at the time of the agenda publication. An application has been submitted by the Town Council to licence Corn Square for off-sales and entertainment.

11. LEOMINSTER AREA NEIGHBOURHOOD PLAN

No further update is available at present.

12. DATE OF NEXT MEETING

The next meeting will be held on Monday 22nd October 2018 at **19:00hrs** in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

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Minutes of the Planning & Highways Committee meeting held on Monday 3rd September 2018 commencing at 18:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

MEMBERS PRESENT: Councillors Rosser (Chair), Preece (Vice-Chair), Bartlett, Herschy, Rumsey and Williams.

ALSO PRESENT: Ward Cllrs Marsh and Norman. Town Cllr Sutcliffe and 14 members of the public.

OFFICER PRESENT: Town Clerk.

PH63/18 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Thomas (holiday) and Davies (Illness). Cllr Egan was absent.

PH64/18 DECLARATIONS OF INTEREST

The following Declaration of interest was made:

- Cllr Rosser: Morrisons employee (P181448)

PH65/18 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.

PH66/18 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

PH67/18 QUESTIONS FROM THE PUBLIC

There were 14 members of the public present who wished to speak to Planning Application P181448. The following concerns were raised:

- A resident had undertaken a number of traffic counts to assess whether the figures used by McDonalds were in fact correct. The figures she had recorded bore little resemblance to those submitted by McDonalds. It was agreed that the information would be submitted to the Town Council, who would then forward it on to the Herefordshire Planning Department;
- Among the concerns witnessed was the number of pedestrians who crossed the road, some having to run due to the number and speed of the vehicles, and the traffic chaos caused recently when a caravan was parked on the road;

- Concern was expressed that Section 6 of the ADL Traffic report was inaccurate. The amended report had used examples of other McDonalds that bore no relevance to Leominster. Council was informed that a proposal for a McDonalds in Barnsley had used exactly the same data;
- Concern was expressed that McDonalds had not addressed the issues and concerns raised previously.

Residents were encouraged to submit all their concerns to Herefordshire Council, as it was the planning authority, and assurances were given that the Town Council would support the residents and the concerns expressed would be forwarded to Herefordshire Council.

Council **RESOLVED** to consider P181448. Cllr Preece took the Chair:

- APPLICATION:** P181448 (Re-Consultation)
SITE: Land at Morrisons Car Park, Barons Cross Road, Leominster
DESCRIPTION: (Amended) Proposed erection of two storey restaurant with drive-thru, car parking, landscaping, play place and associated works. Installation of 2 no. COD (Customer Order Displays) with associated canopies.
COMMENT: Committee **RESOLVED** to resubmit its previous comments as outlined below, as the issues identified had not been addressed by the amended application. It was further agreed to submit the comments made by residents above.

Committee **RESOLVED** that it would not support the application, as it did not meet the criteria outlined in the Leominster Area Neighbourhood Plan policy LANP9 and the Herefordshire Core Strategy Policy E05 as outlined below:

Page 9 – Addendum to LO1

In Leominster new development proposals will be encouraged where they:

- Maintain and enhance the viability and vitality of the town centre. Proposals for new retail, leisure or office development of over 400m² in gross floor space and located outside of the defined town centre will need to be supported by an impact assessment in accordance with the National Planning Policy Framework to determine whether there could be any adverse impacts on the vitality and viability of Leominster town centre;
- Ensure that developments do not exacerbate air pollution levels within the designated air quality management area at Bargates;
- Ensure that development does not undermine the achievement of water quality targets in accordance with Policy SD3 and SD4; and
- Has demonstrated engagement and consultation with the community including the town/parish council.

LANP9

In certain circumstances it may be appropriate for retail development to be outside or adjacent to the primary and secondary town centre retail area. Such proposals will be required to provide evidence that:

- a. the proposal meets the sequential testing requirements as set out in the National Planning Policy Framework (paragraph 24);
- b. the proposal would not have a significant adverse impact on the vitality and viability of Leominster Town Centre and is of a high design quality;
- c. An impact assessment for retail, leisure and commercial proposals outside the town centre to assess the impact on investment in the area and on vitality and viability of the town centre should be carried out in line with Policy E5 of the Herefordshire Core Strategy.

Herefordshire Core Strategy Policy E5 – Town centres (Section 5 General Policies Herefordshire Core Strategy)

Town centres will be the focus for retail, commercial, leisure, cultural and tourism uses. Proposals for such uses which contribute to the vitality and viability of the town centres of Hereford and the market towns will be supported provided that they:

1. Do not adversely affect the primary function of the town centres as shopping destinations; and
2. Are of a scale and design appropriate to the size, role, character and heritage of the centre.

Proposals for development outside the town centres will only be permitted if it can be demonstrated that the requirements of the sequential test, as set out in paragraph 24 of the NPPF, have been met and that the proposal would not have a significant adverse impact on the vitality and viability of the centres. An application will be refused if it fails the sequential test or an impact assessment.

The sequential test requires the above mentioned uses to be located within town centres. Where it is proven there are no available and suitable town centre sites, preference will be given to edge of centre sites before any out of centre site is considered. Where a sequential test adequately demonstrates that the only suitable and available site is an edge of centre or an out of centre location, preference will be given to sites that are well connected to the town centre and are easily accessible by sustainable transport modes.

An impact assessment for retail, leisure and commercial proposals outside of the town centres to assess their impact on investment in the area and on vitality and viability of the town centre may be required depending on the scale and location of the proposal, as specified in the policies in the Place Shaping section.

PH68/18 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 13th August 2018 be agreed and signed as a correct record.

PH69/18 PLANNING APPLICATIONS

(a) **Planning Applications** – It was **RESOLVED** to submit the following comments to Herefordshire Council:

- APPLICATION:** P182765
SITE: Land between Wharton Cottage and Bannut Tree Cottage, Wharton, Leominster
DESCRIPTION: Proposed non-material amendment following application for approval of reserved matters (P163562/RM) – Raising the height of plot 5 with a new finish floor level of 72.90m
COMMENT: No objection.
- APPLICATION:** P174229
SITE: The Cottage, Newtown Lane, Newtown Leominster HR6 8QD
DESCRIPTION: Proposed extension and alterations to existing dwelling.
COMMENT: No objection.
- APPLICATION:** P182665
SITE: 22 West Street, Leominster HR6 8ES
DESCRIPTION: Proposed conversion of first floor into 2 no. one bedroom self-contained flats and new shopfront.
COMMENT: No objection subject to provision being made to store waste.
- APPLICATION:** P182942
SITE: 22 West Street, Leominster HR6 8ES
DESCRIPTION: Listed Building Consent: Proposed conversion of first floor into 2 no. one bedroom self-contained flats and new shopfront.
COMMENT: No objection subject to provision being made to store waste.
- APPLICATION:** P183237
SITE: 231-233 Ridgemoor Road, Leominster HR6 8UJ
DESCRIPTION: T1 Western Red Cedar - remove/fell due to mass, damage to wall, proximity to existing buildings and insurance considerations. Replace with Rowan 4-6 year old. T2 Ash. Young tree located in parking area, has thick wire embedded in fork at crown break resulting in weak joint and potential break. Propose remove as

reduction of affected will unbalanced crown. Proposed replace with Rowan 4-6 year old.

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

- (b) **Planning Consultations** – Committee noted that the Hereford Area Plan Housing and Employment Site Options Consultation on housing and employment site options would run from Monday 20th August until Monday 8th October 2018.

PH70/18 DECISIONS

Committee noted the following planning decisions made by Herefordshire Council:

APPLICATION: P180049
SITE: 4 Corn Square, Leominster HR6 8LX
DESCRIPTION: Listed Building Consent: Proposed retail bank, basement floor, ground floor and first floor installation of 2no new air conditioning condensing units on the lightwell. Ground floor 1no new CCTV camera in front elevation. 1no new halo illuminated individual letter signage. 1no new none illuminated projecting sign. 1no new non-illuminated wall mounted branch nameplate.
COMMENT: Support this application.
DECISION Approved with conditions.

APPLICATION: P181466
SITE: Land adjacent to Petrol Filling Station, Safeway Service Road, Leominster HR6 8RH
DESCRIPTION: The installation of a freestanding 12m double sided shared totem.
COMMENT: See minute PH07/18.
DECISION Withdrawn

APPLICATION P182059
SITE: 5 The Rugg, Leominster HR6 8TE
DESCRIPTION: Proposed conversion of garage to provide annexe for parents to live in and be cared for.
COMMENT: Recommend refusal as the extension is not connected to the existing property and constitutes a separate dwelling. The Committee wished to submit the following advisories:

- If approved a condition must be included to ensure that the extension cannot be sold as a separate dwelling;
- Access should be provided from the main dwelling to the extension;
- The extension must be subject to building regulations.

DECISION Approved with conditions.

PH71/18 HIGHWAYS AND PARKING MATTERS

- (a) **Transport Subsidy** – Committee **RESOLVED** to continue supporting the 427 replacement service from 1st October 2018 to 31st March 2019.
- (b) **Highway & Parking Matters** – Committee noted the request from the Herefordshire Council General Scrutiny Committee to hear the views of the Town Council on the maintenance plan for pothole repairs and the maintenance of public realm. Comments would be submitted to the Town Clerk and a report would be developed and submitted.

PH72/18 LICENCING MATTERS

Committee noted that there were no licencing matters to consider.

PH73/18 LEOMINSTER AREA NEIGHBOURHOOD PLAN

Committee noted that there was no further update available.

PH74/18 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 1st October 2018 at 19:00hrs in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 6:48pm.

CHAIR:

DATE: