



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 10th December 2019

To: All Members of the Planning & Highways Committee:
Councillors Rosser (Chair), Williams (Vice-Chair), Herschy, Parris, Preece,
Rumsey 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 16th December 2019 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 18th November 2019.
7. **PLANNING**
 - (a) **Planning applications** – The following applications have been received from the Planning Authority and require comment:

APPLICATION: P193808
SITE: Land at Portley House, North Road, Leominster
DESCRIPTION: Proposed demolition of existing warehouse and provision of compound for self-storage units.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=193808&search=193808

APPLICATION: P193818
SITE: Ashfield Lane, Leominster HR6 8RG
DESCRIPTION: Proposed erection of two detached single storey dwellings with detached car garages and access drives on site of former car garages
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=193818&search=193818

APPLICATION: P193824
SITE: 2 Bank Court, West Street, Leominster HR6 8FE
DESCRIPTION: LBS: Application to amend the design of windows, front door and glazed screen joinery; to include the proposal to enlarge the structural opening in the south gable
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=193824&search=193824

APPLICATION: P193871
SITE: 3 Ryelands Orchard, Leominster HR6 8QQ
DESCRIPTION: Proposed extensions.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=193870&search=193870

APPLICATION: P193872/193873 (LBS)
SITE: 6 Corn Square, Leominster



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- DESCRIPTION:** Change of use of existing office suites to form 2 no. 2 bedroom apartments.
- LINK:** https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=193872&search=193872
- APPLICATION:** P193936
- SITE:** Broad Farm, North Road, Leominster HR6 0AN
- DESCRIPTION:** Proposed addition to Muddy Puddles play area of a self-contained waterslide composed of a grass covered mound with a water slide, with a small pond with pump and filter.
- LINK:** https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=193936&search=193936
- APPLICATION:** P193994
- SITE:** Aldi Supermarket, Ryelands Road, Leominster HR6 8NY
- DESCRIPTION:** Minor extension and reconfiguration of the existing Aldi food store car park.
- LINK:** https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=193994&search=193994

8. DECISIONS

To note the following planning decisions that have been received from Herefordshire Council:

- APPLICATION:** P191098
- SITE:** 25 Drapers Lane, Leominster HR6 8ND
- DESCRIPTION:** Proposed change of use of existing residential apartment arranged over first and second floor to two residential apartments (one per floor) including removal of rear bay to ground and first floor.
- COMMENT:** No objection subject to the following:
- That a Habitat Regulations Assessment (HRA) be undertaken as requested by Natural England;
 - That provision is made for the storage of waste;
 - That that cycle parking is to be provided under an external staircase.
- DECISION** Approved with conditions
- APPLICATION:** P191613
- SITE:** Land at Pinsley Mill, Pinsley Road, Leominster
- DESCRIPTION:** Proposed variation of condition 2 of planning permission 141022 (Proposed demolition of existing building and erection of 29 dwellings with associated



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	private drive, landscaping and external works) alterations to units 15-26 to omit balconies and patio doors and add windows, window patterns have been altered and a landlords meter cupboard has been added to the west elevation.
COMMENT:	Recommend refusal for the following reasons: <ul style="list-style-type: none">• The application was a cost cutting exercise;• The request would significantly undermine the visual amenity of the development;• The proposal would undermine the quality of life of the new residents.
DECISION	Approved with conditions
APPLICATION:	P192798
SITE:	Land at Dukes Walk, Leominster
DESCRIPTION:	Proposed erection of 2 dwellings (Part retrospective)
COMMENT:	Recommend refusal for the following reasons: <ul style="list-style-type: none">• The proposal does not meet the quality of development required for Leominster and does not, therefore, meet the requirements for the standard and quality of build expected as set out in the LANP;• The proposal is so far removed from the original application as to be unrecognisable;• The proposed size of windows is unacceptable;• The Town Council wishes to support all the objections raised with the Planning Authority, especially with regard to not meeting the requirements of Policy MT1 of the Core Strategy, materials not in keeping with the surrounding neighbourhood, noise and overlooking issues.
DECISION	Refused
APPLICATION:	P193475
SITE:	Co-Operative Retail Store, Dishley Street, Leominster, Herefordshire, HR6 8P
DESCRIPTION:	Propose to Fell Ash tree , health and safety issue , the tree is bringing up the pathway, trip hazard.
COMMENT:	No objection.
DECISION	Trees in conservation area – works can proceed
APPLICATION:	P193677
SITE:	Talbot Hotel, West Street, Leominster HR6 8EP
DESCRIPTION:	Reduce crown from building 15-20% to reduce further damage to building.
COMMENT:	Committee supported this application.
DECISION	Trees in conservation area – works can proceed



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APPLICATION: P193833
SITE: Field 5251 North East of A44 & A49 Roundabout
Leominster, Herefordshire.
DESCRIPTION: Additional covered fodder and implement store
COMMENT: No objection.
DECISION Prior approval not required.

9. HIGHWAYS AND PARKING MATTERS

- (a) **Highway & Parking Matters** – To consider any parking and highway issues relating to the Parish of Leominster.
- (b) **The Hum** – To note that the Town Clerk has not been able to follow up the arrangements regarding the annual catch-up meeting between the Town Council, BPI and Herefordshire Council.

10. LICENCING MATTERS

No licencing applications have been received to consider.

11. DATE OF NEXT MEETING

The next meeting will be held on Monday 13th January 2020 in the Council Offices, 11 Corn Square, Leominster, HR6 8YP commencing at 7:00pm.

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Minutes of the Planning & Highways Committee meeting held on Monday 18th November 2019 commencing at 18:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

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

ALSO PRESENT: Ward Cllrs Bartlett, Norman and Stone

OFFICER PRESENT: Town Clerk.

PH92/19 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr Preece (work).

PH93/19 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH94/19 HEREFORDSHIRE COUNCIL MEMBERS

Herefordshire Council members were in attendance in an advisory role and were not involved in any decision making.

PH95/19 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH96/19 QUESTIONS FROM THE PUBLIC

Cllr Stone informed the Committee that the safety railings by the level crossing had now been replaced. The matter had been on-going for two years.

PH97/19 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 28th October 2019 be agreed and signed as a correct record.

PH98/19 PLANNING

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

APPLICATION: P193444

SITE: Aldi Supermarket, Dishley Street, Leominster HR6 8NY

DESCRIPTION: New replacement external plant and associated plant enclosure required by internal refurbishment of the ALDI foodstore

COMMENT: Committee supported this application.

APPLICATION: P193677
SITE: Talbot Hotel, West Street, Leominster HR6 8EP
DESCRIPTION: Reduce crown from building 15-20% to reduce further damage to building.
COMMENT: Committee supported this application.

APPLICATION: P193700
SITE: Unit 1 rear of 5 Bridge Street, Leominster HR6 8DU
DESCRIPTION: LBS: To amalgamate a single bedsit with the adjacent 2 bedroom flat to form one 3 bedroom living unit.
COMMENT: No objection.

APPLICATION: P193722
SITE: Land adjacent to Alverstoke, Hereford Road, Wharton
DESCRIPTION: Proposed residential development comprising 10 no. detached executive houses, double garages, new vehicle entrance into application site and surface water and waste drainage treatment and disposal.
COMMENT: Recommend refusal as this site had not been identified in the adopted Leominster Area Neighbourhood Plan (LANP) as a development site and was therefore contrary to the LANP.

APPLICATION: P193754
SITE: Barons Cross Camp, Cholstrey Road, Leominster
DESCRIPTION: Application for Reserved Matters for the approval for the appearance, landscaping, layout and scale for 370 dwelling houses and the details reserved by conditions 3 and 7 of Outline application 120887/O.
COMMENT: Committee agreed to submit the following comments:

- Each property should be provided with a car charging unit to help build in infrastructure for the future and work towards addressing climate change;
- Each property should have solar panel installations as standard to improve energy efficiency;
- The construction standard of each property should be upgraded to improve overall energy efficiency;
- Consideration should be given to providing grey water collection to reduce water use;
- Consideration should be given to significantly improving the insulation of each dwelling;
- All mature trees on the site should be retained except in exceptional circumstances;
- The design of the open space provision should be detailed more fully;
- The information regarding highway access should be amended to read B4360 and not the A44;
- The Town Council had previously requested that Persimmon Homes transfer all open space to it once

the development had been completed so the Town Council could manage the open spaces and the play area on behalf of the residents. This request appears not to have been considered and the Town Council strongly urges that the transfer of all open space be included as a planning condition;

- S106 funding for the play area and open space to be transferred to Leominster Town Council;
- The Town Council wishes to have control over the design and delivery of the new LEAP play area to be funded by Persimmon Homes;
- Improved pedestrian links between the existing estate and the proposed estate through an improved footpath network should be included;
- The development would increase traffic, pollution and air quality issues at the Bargates junction. A condition ensuring mitigation is recommended;
- The proposal does not include the provision of a community meeting space. This should be included as a planning condition with the inclusion of a storage depot to house equipment for the Town Council.

APPLICATION: P193833
SITE: Field 5251 North East of A44 & A49 Roundabout Leominster, Herefordshire.
DESCRIPTION: Additional covered fodder and implement store
COMMENT: No objection.

PH99/19 DECISIONS

The following planning decisions received from Herefordshire Council were noted:

APPLICATION: P192900/P193220 (LBS)
SITE: 40 Broad Street, Leominster HR6 8BS
DESCRIPTION: Repair and conversion of existing barn into a single family home.
COMMENT: Recommend refusal for the following reasons:

- The balconies and patios within the proposal will result in an unacceptable level of overlooking into the gardens neighbouring properties;
- The proposal does have a number of other overlooking issues that need to be addressed;
- There is concern at the proposal to create a rear access into the property as this will damage the burgage wall, which must be protected;
- There is concern that the trees both on this property and in the neighbouring properties may be threatened and will not be protected in the future,

and that applications will be submitted for removal of species such as yew.

DECISION

Withdrawn

APPLICATION: P193028
SITE: Crabtree Cottage, Hyde Ash, Leominster HR6 0JR
DESCRIPTION: Proposed extension to annexe.
COMMENT: No objection.
DECISION Approved with conditions

APPLICATION: P193040
SITE: Unit B1, Leominster Enterprise Park HR6 0LX
DESCRIPTION: Installation of a new entrance door to the south elevation with canopy and internal alterations.
COMMENT: No objection.
DECISION Refused

APPLICATION: P193216
SITE: 1 Caswell Crescent Leominster Herefordshire HR6 8BE
DESCRIPTION: Certificate of lawfulness for proposed single storey side extension.
COMMENT: Noted.
DECISION Approved

APPLICATION: P193124
SITE: The Vergers House, The Priory, Leominster, HR6 8EQ
DESCRIPTION: T1 - Judus Tree - in need of 15% Reduction as it is overhanging the house and it has already had a branch failure.
COMMENT: No objection subject to the reduction be no more than 15% and no boughs are removed.
DECISION Approved

APPLICATION: P193249
SITE: 2 Thomas Court, Green Lane, Leominster, HR6 8QJ
DESCRIPTION: Proposed works to T1: Variegated Acer - reduce crown back to the original pruning points and balance crown. Too large for area, more light in garden required.
COMMENT: No objection subject to the reduction be no more than 15% and no boughs are removed.
DECISION Approved

APPLICATION: P193459
SITE: Land off Ashfield Lane, Leominster, HR6 8RG
DESCRIPTION: Erection of two detached single storey dwellings with detached car garages and access drives on site of former car garages.
COMMENT: Noted that the application was invalid.
DECISION Withdrawn

PH100/19 HIGHWAYS AND PARKING MATTERS

- (a) **Highway & Parking Matters** – Committee considered the following matters:
- It was noted that the leaves needed clearing along Footpath ZC158;
 - Dropped Kerb, Leominster Cemetery – Concern was raised regarding the lack of a dropped kerb in this location. The matter had been considered some time ago and details of the objections raised would be shared with Councillors;
 - A request had been received to erect signage on either side of the junction of Pierrepont Road, on Barons Cross Road, indicating that it was unsuitable for HGVs. Balfour Beatty had indicated that any signage would have to be funded by the Town Council. Whilst the Committee supported the provision of these signs it was agreed to request clarification as to why the Town Council was expected to fund them;
 - Committee noted that the Herefordshire Core Strategy was about to be reviewed;
 - Committee noted the receipt of the Neighbourhood Planning review questionnaire.
- (b) **Resident Parking Zones** – Committee noted that the schemes were currently being reviewed by Herefordshire Council and Balfour Beatty.
- (c) **The Hum** – Committee noted that the Town Clerk has not been able to follow up the arrangements regarding the annual catch-up meeting between the Town Council, BPI and Herefordshire Council.

PH101/19 LICENCING MATTERS

Committee noted that an objection had been lodged against the Party in the Park Licence application and a condition had been included that made it highly unlikely that the event would take place in 2020.

PH102/19 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 2nd December 2019 in the Council Offices, 11 Corn Square, Leominster, HR6 8YP commencing at 7:00pm.

There being no other business the meeting closed at 19:00 hours.

CHAIR:

DATE: