



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 26th March 2019

To: All Members of the Planning & Highways Committee:
Councillors Rosser (Chair), Preece (Vice Chair), Bartlett, J Herschy, Rumsey,
Thomas and Williams. (4 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 April 2019** 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).



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

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 4th March 2019.
7. **PLANNING**
 - (a) **Planning applications** – The following applications have been received from the Planning Authority and require comment:

APPLICATION:	P190616
SITE:	Cholstery Farm, Cholstery, Leominster, HR6 9AP
DESCRIPTION:	Proposed steel portal frame building for storing farm yard manure.
LINK:	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=190616&search=190616
APPLICATION:	P190712
SITE:	14 Ropewalk Avenue, Leominster HR6 8LY
DESCRIPTION:	Certificate of Lawfulness – Construction of rear, single storey, lean-to extension to an existing dwelling: 5,727.5mm in length (as per existing house at full width) by 3,937.5mm in width/projection from existing house.
LINK:	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=190712&search=190712
APPLICATION:	P190757
SITE:	Bengry Motors, Southern Avenue Leominster HR6 0QF
DESCRIPTION:	Alterations to the existing site perimeter to increase parking and vehicle displays with new low fencing boundary treatments.
LINK:	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=190757&search=190757
APPLICATION:	P190913
SITE:	5 Eaton Barns, Stoke Prior Lane, Leominster, HR6 0NA
DESCRIPTION:	Proposed installation of window in gable to loft and conversion of existing garage to provide ancillary annexed living accommodation.



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=190913&search=190913

APPLICATION: P190989
SITE: B And Q, Mill Street, Leominster, HR6 8EF
DESCRIPTION: Propose to cut up and remove fallen tree fallen by high winds. Sectional fell similar thin conifer covered in Ivy in same location as fallen one. Dead wood Oak tree on corner of car park as there is a lot of deadwood. Fell Ivy covered small tree. Cut down small dead upright trunk. Sever all Ivy on all trees to ground level in the grass verge. Remove as much Ivy as possible. Chip all waste onto vehicle and remove from site.

LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=190989&search=190989

8. DECISIONS

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

APPLICATION: P181805
SITE: 2 Old Hall Cottages, Brierley, Leominster HR6 0NU
DESCRIPTION: LBS: Proposed single storey extension.
COMMENT: No objection on the proviso that it met with Policy LANP19 – New Building in Leominster.
DECISION Approved with conditions.

APPLICATION: P184674
SITE: Cornhill Cop Farm, Monkland Road, Leominster HR6 9DA
DESCRIPTION: To erect 2 extensions to two farm building, to roof over existing cattle handling unit and cattle loading area.
COMMENT: No objection.
DECISION Approved with conditions.

APPLICATION: P190119
SITE: The Vine, Ivington Road, Newtown, Leominster. HR6 8QB
DESCRIPTION: Extension over existing double garage.
COMMENT: No objection.
DECISION Approved with conditions.

APPLICATION: P190277
SITE: The Cottage, Newtown Lane, Newtown, Leominster HR6 8QD



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

DESCRIPTION: Proposed non-material amendment to planning permission ref 174299 (Proposed alterations to existing dwelling) – Alterations to extension fenestration and proposed porch. Also minor alterations to internal layout.

COMMENT: No objection.

DECISION Approved with conditions.

APPLICATION: P190319

SITE: 6a South Street, Leominster. HR6 8JB

DESCRIPTION: Notification of prior approval for a proposed change of use of a building from office use to a dwelling (Class C3).

COMMENT: No objection subject to consideration being given to parking and waste storage.

DECISION Approved with conditions.

APPLICATION: P190674

SITE: Land behind 13-15 Drapers Lane, Leominster.

DESCRIPTION: Listed Building Consent: Proposed demolition of internal chimney.

COMMENT: Recommend Refusal to this application. Committee **RESOLVED** to recommend that applications 190674, 190675 and 190678 be submitted as a single application as each proposal would have a significant impact on a listed building. Applications 190677 and 190680 for Listed Building Consent should also be a single application.

DECISION Withdrawn.

9. HIGHWAYS AND PARKING MATTERS

(a) **The Hum** – To note that no further updates have been received.

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

10. LICENCING MATTERS

At time of publication no licencing applications had been received.

11. LEOMINSTER AREA NEIGHBOURHOOD PLAN

To note that the LANP has now been formally adopted as part of the statutory development plan for Herefordshire and the required consequential changes are to be made to the countywide policies map.

12. DATE OF NEXT MEETING

The next meeting will be held on Monday 29th April 2019 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 4th March 2019 commencing at 18:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

MEMBERS PRESENT: Councillors Rosser (Chair), Preece (Vice-Chair) (arrived at 18.52), Bartlett, Herschy, Rumsey, Thomas and.

ALSO PRESENT: 14 members of the public.

OFFICER PRESENT: Town Clerk.

PH168/18 APOLOGIES FOR ABSENCE

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

PH169/18 DECLARATIONS OF INTEREST

The following declaration of interest was made:

- Cllr Rosser – P181448

PH170/18 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.

PH171/18 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

PH172/18 QUESTIONS FROM THE PUBLIC

There were 14 members of the public present. The following matters were raised:

- (i) **Leominster Area Neighbourhood Plan** – Clarification was requested regarding the development of the Southern Urban Expansion (SUE) and the southern link road. It was confirmed that no plans had been developed to date for either the link road or the proposed 1,500 dwellings. The land was in the ownership of nine different owners including Brasenose College, Oxford. A significant amount of work needed to be undertaken prior to any development taking place.

With regard to areas that had been identified as possibly requiring extra protection it was recommended that these items be submitted to the

relevant ward Councillor so that they could be considered by the Planning Authority, Herefordshire Council.

- (ii) **P181448** – A number of representations were received from local residents. The main concerns raised were as follows:
- An amendment had been proposed to provide traffic lights along the a44 in front of Morrisons. However, no information had been included regarding the impact the traffic lights would have on vehicle movements and traffic. No assessment of the potential tailbacks, pollution and noise had been included;
 - The peak customer period information provided by the applicant did not correlate with existing data which indicated that the number of HGV movements was between 2.5 and 5 times higher than that suggested by the applicant;
 - The comparison sites provided by the applicant bore no resemblance to the site in Leominster. In addition, one of the comparison stores had actually closed;
 - The Leominster population identified by the applicant was actually around 25% or less than the populations identified at the comparison stores required to support a restaurant of this size. In addition, the size of the Leominster store was approximately 200 square metres larger than the comparison stores;
 - There was no information on the potential noise and pollution that would be created by the development. There were no mitigation proposals included and there was no information on the potential traffic congestion that would be created by the development.

Committee **RESOLVED** to support the comments and concerns raised by the residents and agreed to request that the Planning Authority should take all the matters raised seriously when considering the application.

Committee further **RESOLVED** to request that the Planning Authority takes into full consideration the relevant Leominster Area Neighbourhood Plan policies relating to this type of development following the positive referendum response.

PH173/18 MINUTES OF PREVIOUS MEETING

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

PH174/18 PLANNING APPLICATIONS

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

APPLICATION: P181448
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: Support the concerns raised by local residents especially with regard to the traffic congestion, noise and pollution issues raised.

APPLICATION: P174266
SITE: 19 Silurian Close, Leominster, Herefordshire, HR6 8ST
DESCRIPTION: Proposed single storey extension.
COMMENT: No objection.

APPLICATION: P183927
SITE: Jubilee Building, Victoria Street, Leominster HR6 8LP
DESCRIPTION: Re-consultation (amended and additional): Proposed apartments.
COMMENT: **RESOLVED** to withdraw its previous objection subject to the retention of the retail unit.

APPLICATION: P190053
SITE: Petrol Filling Station, Leominster Service Area, Ludlow Road, Leominster, Herefordshire, HR6 0DQ
DESCRIPTION: Proposed new extension with minor forecourt alterations to provide additional customer parking and the relocation of an external ATM pod.
COMMENT: No objection subject to confirmation that the ATM facility was going to be relocated within the site.

APPLICATION: P190068
SITE: Barons Cross Lodge, Barons Cross Road, Leominster HR6 8RS
DESCRIPTION: Site for erection of six dwellings and three garages. Demolition of single-storey laboratory building. Widening and realignment of existing access road and associated works.
COMMENT: No objection subject to the following concerns:

- The current access was very narrow and would need to be widened;
- There were concerns regarding the loss of trees;
- Any decision taken must take into consideration the comments made by the Tree Officer;
- Committee supported the requirement for a Habitat Regulations Assessment

APPLICATION: P190071
SITE: Barons Cross Lodge, Barons Cross Road, Leominster
DESCRIPTION: Proposed conversion of laboratory building to four apartments. Construction of a car park. Widening and

- re-alignment of access road and other associated works
- COMMENT:** No objection.
- APPLICATION:** P190277
SITE: The Cottage, Newtown Lane, Newtown, Leominster HR6 8QD
DESCRIPTION: Proposed non-material amendment to planning permission ref 174299 (Proposed alterations to existing dwelling) – Alterations to extension fenestration and proposed porch. Also minor alterations to internal layout.
COMMENT: No objection.
- APPLICATION:** P190337
SITE: Unit 4, Southern Avenue, Leominster HR6 0QF
DESCRIPTION: Proposed steel portal framed extension to the existing building.
COMMENT: No objection.
- APPLICATION:** P190367
SITE: Broad Farm, Leominster, Herefordshire, HR6 0AN
DESCRIPTION: Retrospective: Proposed change of use of redundant agricultural buildings to light industrial.
COMMENT: No objection.
- APPLICATION:** P190380
SITE: Cheaton Barn, Hay Lane, Leominster HR6 0DQ
DESCRIPTION: Proposed construction of garage, workshop and store. Retrospective use of garden area, outbuilding and access.
COMMENT: No objection.
- APPLICATION:** P190445
SITE: 44 Broad Street, Leominster HR6 8BS
DESCRIPTION: Propose to fix an aluminium plaque to front of building.
COMMENT: No objection.
- APPLICATION:** P190446
SITE: Eaton Bridge over River Lugg, Leominster.
DESCRIPTION: Propose to fix a name plaque to the centre of the parapet stonework on the north side of bridge.
COMMENT: No objection.
- APPLICATION:** P190558
SITE: 8 West Street, Leominster, Herefordshire, HR6 8ES
DESCRIPTION: Change of use from A1 to A5 take away shop.
COMMENT: No objection.

APPLICATION: P190584
SITE: Agri Lloyd International, Glendower Road, Leominster, Herefordshire, HR6 0RL
DESCRIPTION: Proposed extension to the rear of the existing building (use class B2) and entrance lobby to the side. Recladding of the south and east elevations, the installation of additional doors/windows and the formation of additional hardstanding.
COMMENT: No objection.

APPLICATION: P190674
SITE: Land behind 13-15 Drapers Lane, Leominster.
DESCRIPTION: Listed Building Consent: Proposed demolition of internal chimney.
COMMENT: Recommend Refusal to this application. Committee **RESOLVED** to recommend that applications 190674, 190675 and 190678 be submitted as a single application as each proposal would have a significant impact on a listed building. Applications 190677 and 190680 for Listed Building Consent should also be a single application.

APPLICATION: P190675
SITE: Land behind 13-15 Drapers Lane, Leominster.
DESCRIPTION: Proposed one bedroomed residential unit.
COMMENT: Recommend Refusal to this application. Committee **RESOLVED** to recommend that applications 190674, 190675 and 190678 be submitted as a single application as each proposal would have a significant impact on a listed building. Applications 190677 and 190680 for Listed Building Consent should also be a single application.

APPLICATION: P190677
SITE: Land behind 13-15 Drapers Lane, Leominster.
DESCRIPTION: Listed Building Consent: Proposed one bedroomed residential unit.
COMMENT: Recommend Refusal to this application. Committee **RESOLVED** to recommend that applications 190674, 190675 and 190678 be submitted as a single application as each proposal would have a significant impact on a listed building. Applications 190677 and 190680 for Listed Building Consent should also be a single application.

APPLICATION: P190678
SITE: 13-15 Drapers Lane, Leominster, Herefordshire.
DESCRIPTION: Proposed conversion of second floor into self-contained flat.

COMMENT: Recommend Refusal to this application. Committee **RESOLVED** to recommend that applications 190674, 190675 and 190678 be submitted as a single application as each proposal would have a significant impact on a listed building. Applications 190677 and 190680 for Listed Building Consent should also be a single application.

APPLICATION: P190680
SITE: 13-15 Drapers Lane, Leominster, Herefordshire.
DESCRIPTION: Listed Building Consent: Proposed conversion of second floor into self-contained flat.

COMMENT: Recommend Refusal to this application. Committee **RESOLVED** to recommend that applications 190674, 190675 and 190678 be submitted as a single application as each proposal would have a significant impact on a listed building. Applications 190677 and 190680 for Listed Building Consent should also be a single application.

APPLICATION: P190144
SITE: 7 Caradoc Drive, Leominster, Herefordshire, HR6 8BH
DESCRIPTION: Proposed demolition of existing single storey extension to the rear and construction of new two storey extension to rear.

COMMENT: No objection subject to the views of the neighbours.

APPLICATION: P190521
SITE: 6 - 8 Broad Street, Leominster, Herefordshire, HR6 8BS
DESCRIPTION: Proposed change of use of ground floor to dog grooming parlour.

COMMENT: No objection.

APPLICATION: P190585
SITE: Cholstrey Farm, Cholstrey, Leominster, Herefordshire HR6 9AP

DESCRIPTION: To erect a steel portal extension to an already existing building for the purpose of the handling of livestock in a safe manner.

COMMENT: No objection.

PH175/18 DECISIONS

Committee noted the following planning decisions received from Herefordshire Council:

APPLICATION: P184423
SITE: Rosedale House, Widgeon Hill Farmhouse, Hamnish, Leominster, Herefordshire HR6 0QN

DESCRIPTION: Proposed first floor side window.

COMMENT: No objection.

DECISION Approved with conditions.

APPLICATION: P184430

SITE: The Coach House, 7 Hereford Terrace, Leominster
HR6 8JR

DESCRIPTION: Proposed garden store/studio.

COMMENT: No objection.

DECISION Approved with conditions.

APPLICATION: P184626

SITE: Brierley Court Barns, Brierley Lane, Leominster

DESCRIPTION: Non-material amendment ref 162302 (variation of
condition 2 150472: substitution of plans for a
repositioned building) – An increase in height to 3 bays
of part of the building by 977mm.

COMMENT: No objection.

DECISION Approved with conditions.

PH176/18 HIGHWAYS AND PARKING MATTERS

(a) **The Hum** – Committee noted that no further updates had been received.

(b) **Highway & Parking Matters** – There were no matters raised.

PH177/18 LICENCING MATTERS

Committee noted that the hearing to consider the licence review relating to The Ducker, 11 South Street, Leominster, HR6 8JA would now take place on Thursday 7th March 2019.

No objections were raised regarding the new licence application for the Shropshire Hills Brewery to be located at Unit 16, Leominster Business Park, Brunel Road, Leominster HR6 0LX.

PH178/18 LEOMINSTER AREA NEIGHBOURHOOD PLAN

Committee noted that the Plan had received a positive result following the Referendum that took place on 28th February 2019. 1,500 votes were cast representing 16.8% of those entitled to vote. 1,282 (85.5%) voted yes and 218 (14.5%) voted no.

PH179/18 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 1st April 2019 in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 7.46pm.

CHAIR:

DATE: