

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 5th August 2019 commencing at 18:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

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

OFFICER PRESENT: Town Clerk.

PH36/19 APOLOGIES FOR ABSENCE

There were no apologies received.

PH37/19 DECLARATIONS OF INTEREST

The following Declarations of Interest was made:

- Cllr Herschy: LARC Trustee.

PH38/19 HEREFORDSHIRE COUNCIL MEMBERS

There were no Herefordshire Councillors present sitting on the Committee.

PH39/19 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH40/19 QUESTIONS FROM THE PUBLIC

There were no members of the public present. No issues were raised.

PH41/19 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 8th July 2019 be agreed and signed as a correct record.

It was agreed to ask for clarification from the Planning Authority as to why so many of the comments submitted by the Committee appeared not to have been taken into consideration.

PH42/19 PLANNING

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

APPLICATION: P192449

SITE: Cherries, 24 Osborne Place, Leominster HR6 8BW

DESCRIPTION: Proposed single storey extension which extend beyond the rear wall of the dwelling by 3.5 metres. The maximum height of the enlarged part of the

COMMENT: dwellinghouse is 3.3 metres and the height of the eaves of the enlarged part of the dwellinghouse is 3 metres. No objection. Request clarification as to whether this development required planning permission.

APPLICATION: P192078
SITE: Land adjacent right bank of the River Lugg Bypass Channel Leominster, Herefordshire.
DESCRIPTION: Proposed Flood Risk Management Strategy, will protect up to 251 properties from flooding, by raising the existing railway embankment over a length of 800m of the right bank of the River Lugg Bypass Channel from SO 49232 59963 (B4361, Bridge Street) to SO 49998 59710 (Railway Bridge). Approximately 100m of the embankment will be retained by a concrete flood wall to account for the constrained width of the river bank. A flood wall up to 20m in length, will tie-in the raised defences to the Network Rail Bridge.

COMMENT: No objection.

APPLICATION: P192342
SITE: Ivington Mill, Ivington, Leominster, HR6 0JH
DESCRIPTION: Replacement garage/car port.
COMMENT: No objection.

APPLICATION: P192407
SITE: 18 Burgess Street, Leominster, HR6 8DE
DESCRIPTION: Change of use of ground floor former commercial unit to form 4 no. residential apartments, with alterations to the Burgess Street elevation (part retrospective).

COMMENT: Recommend refusal for the following reasons:

- The application did not clarify whether this would be an HMO residence (Home in Multiple Occupation);
- The provision of one kitchen between at least four double room occupants was considered to be inadequate;
- There was inadequate provision for a suitable fire escape route for future residents;
- The living space was considered too small and inadequate for the basic needs of future residents;
- No provision has been included for the storage and collection of waste;
- There appears to be inadequate provision for the basic needs of future residents, including a suitable heating system, which suggests that the design proposed is not fit for purpose;
- Council fully supported the objections submitted by Environmental Health Officer;

- The proposal would result in the loss of a commercial unit close to the town centre and was against the current LANP policy.

PH43/19 DECISIONS

Committee noted the following planning decisions by Herefordshire Council:

- APPLICATION:** P190558
SITE: 8 West Street, Leominster, Herefordshire, HR6 8ES
DESCRIPTION: Change of use from A1 to A5 take away shop.
COMMENT: No objection.
DECISION Approved with Conditions
- 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.
DECISION Approved with Conditions
- 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.
DECISION Approved with Conditions
- 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.

DECISION Approved with Conditions

APPLICATION: P191419
SITE: 47 Bargates, Leominster, HR6 8EY
DESCRIPTION: Retrospective proposal for demolition and renovation of existing rear extension.
COMMENT: No objection.
DECISION Approved with Conditions

APPLICATION: P191420
SITE: 47 Bargates, Leominster, HR6 8EY
DESCRIPTION: Listed Building Consent: Retrospective proposal for demolition and renovation of existing rear extension.
COMMENT: No objection.
DECISION Approved with Conditions

APPLICATION: P191587
SITE: Land to the rear of 20 and 22 Etnam Street, Leominster
DESCRIPTION: Proposed works to Tree Ref: OBNG (Tag) 577 Fell within 12 months. Works recommended on tree survey.
COMMENT: Committee would recommend that the tree is pollarded rather than felled to help elongate the life of the tree.
DECISION Trees in Conservation Area – Works can proceed

APPLICATION: P190952/190953
SITE: Ivington Park, Ivington, Leominster, HR6 0J
DESCRIPTION: Proposed two storey extension linking the main house and adjacent outbuilding to the east (east range). Alterations to main house. Alterations to the east range including removal of external steps. Alterations to outbuilding to the west (west range).
COMMENT: No objection provided that the materials used were in keeping and compatible with existing materials, the works to be undertaken adhered to Listed Building regulations and that the comments submitted by PROW be taken into consideration.
DECISION Approved with Conditions

APPLICATION: P191614
SITE: 86-88 Etnam Street, Leominster, HR6 8AN
DESCRIPTION: Proposed drop kerbs in front of property to allow off road parking.
COMMENT: No objection.
DECISION Approved with Conditions

APPLICATION: P191893
SITE: 14 School Lane, Leominster, HR6 8AA
DESCRIPTION: Change of use from residential flat back into a retail unit (retrospective).

COMMENT: Committee wished to support this application.
DECISION Approved with Conditions

APPLICATION: P191012
SITE: 8 South Street, Leominster, Herefordshire, HR6 8JB
DESCRIPTION: Change of use from retail shop to catering use.
COMMENT: No objection.
DECISION Approved with Conditions

APPLICATION: P191990
SITE: Carpenter Goodwin, 31 Bridge Street, Leominster HR6 8DU
DESCRIPTION: Proposed ground floor extension.
COMMENT: No objection subject to the provision of a sump or bund in case of spillage.
DECISION Approved with Conditions

PH44/19 HIGHWAYS AND PARKING MATTERS

- (a) **The Hum** – Committee note that the annual catch-up meeting between the Town Council, BPI and Herefordshire Council would be arranged following the August shutdown.
- (b) **Highway & Parking Matters** – The following matters were considered:
- Committee agreed to support the request received for the VW Camper Ice Cream van to extend the number of days it was allowed to trade in Corn Square;
 - It was agreed to report the development in Bridge Street, which was considered unacceptable and inappropriate;
 - Committee would continue to monitor recent licence approvals.

PH45/19 LICENCING MATTERS

Committee had no objection to the licence application submitted by Grange Court, subject to the licence being for events only.

PH46/19 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 19th August 2019 in the Council Offices, 11 Corn Square, Leominster, HR6 8YP commencing at 6pm.

There being no other business the meeting closed at 6.40pm.

CHAIR:

DATE: