

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 17th December 2018 commencing at 18:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

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

ALSO PRESENT: Ward Cllr Stone.

OFFICER PRESENT: Town Clerk.

PH121/18 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Davies (Illness) Preece (illness) and Rumsey (personal).

PH122/18 DECLARATIONS OF INTEREST

There were no declarations of interest made.

PH123/18 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.

PH124/18 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

PH124/18 QUESTIONS FROM THE PUBLIC

There was one members of the public present. No issues were raised.

PH125/18 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 3rd December 2018 be agreed and signed as a correct record.

PH126/18 PLANNING APPLICATIONS

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

APPLICATION: P183510

SITE: 44 Vicarage Street, Leominster.

DESCRIPTION: Demolition of existing dwelling and erection of 7 dwellings (amendment of DCN073019/F).

COMMENT: Recommend refusal for the following reasons:

- The site is too small and does not have the capacity to accommodate seven dwellings;
- The development would result in undue pressure on the existing highway network, which does not have the capacity to accommodate the extra vehicle movements;
- Only five car parking spaces have been provided for seven dwellings, which will result in additional on-street parking;
- Access to the car parking spaces would be over a footpath, which is unacceptable and potentially dangerous for the users of the footpath ZC5;
- The proposal will result in a neighbouring property being overlooked;
- The site is in a flood risk area and any development of the land should ensure that it does not exacerbate the situation further. An additional seven dwellings will inevitably have a detrimental effect during periods of flooding;
- There has been no obvious provision for the storage of waste;

Council wishes to support the objections submitted by the local residents and the comments from PROW. The comments submitted by the Environment Agency are dates 2007, are out of date and relate to a much smaller development. These need to be updated prior to any decision being made regarding this application, which will be detrimental to the area.

APPLICATION: P184419

SITE: 76 Bargates, Leominster HR6 8QS

DESCRIPTION: Works to trees Lime No 34 – Cavity from old lime failure at 3.5m, below pollard point which holds approx. 10m regrowth – re-pollard to previous points approx. 4m. Rowan No 35 – Poor stem cavity from ground to 1.5m - fell.

COMMENT: No objection subject to the views of the Tree Officer and confirmation that neither tree is subject to a TPO.

APPLICATION: P184423

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

DESCRIPTION: Proposed first floor side window..

COMMENT: No objection.

APPLICATION: P184430
SITE: The Coach House, 7 Hereford Terrace, Leominster
HR6 8JR
DESCRIPTION: Proposed garden store/studio.
COMMENT: No objection.

APPLICATION: P184434
SITE: Land adjoining Glaslyn, Barons Cross Rd, Leominster
DESCRIPTION: Proposed variation of condition 2 of planning
permission 180198 (Proposed erection of 4 detached
dwellings with new vehicular access) - relocation of plot
4 to enlarge rear garden whist retaining turning area.
COMMENT: No objection.

PH127/18 DECISIONS

Council noted that no planning decisions had been received.

PH128/18 HIGHWAYS AND PARKING MATTERS

- (a) **The Hum** – Council noted the update received from Herefordshire. Any new noise related cases would be reviewed when reported, but the noise investigation relating to the BPI factory had now been completed.
- (b) **Speed Indicator Devices (SIDs)** – Committee considered the possibility of installing SIDs in 2019. Following discussion, it was agreed to wait for the completion of the Transport Plan currently being finalised by Herefordshire Council, which was expected to propose a number of proposals to address traffic and highway issues within Leominster. The matter of SIDs would then be reviewed by the Planning & Highways Committee and, subject to its recommendations, the matter would then refer to the Finance & General Purposes Committee to consider the financial implications.
- (c) **Highway & Parking Matters** – Committee noted that there were still some areas in Leominster which required white lining including the area in the Arkwright Close car park. It was agreed that this issue be reported.

PH129/18 LICENCING MATTERS

Committee noted that no licencing applications had been received.

PH130/18 LEOMINSTER AREA NEIGHBOURHOOD PLAN

Committee noted that the Examination of the LANP had now been concluded. The LANP had now been revised and included all the recommendations put forward by the Examiner.

Following discussion, Committee **RESOLVED** to submit the revised Plan for referendum.

A final draft of the Plan would be distributed to all Councillors in the New Year.

PH131/18 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 7th January 2019 at 19:00hrs in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 7:40pm.

CHAIR:

DATE: