

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 1st October 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, Rumsey and Thomas.

ALSO PRESENT: Ward Cllr Stone and one member of the public.

OFFICER PRESENT: Town Clerk.

PH75/18 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Davies (Illness), Herschy (work) and Williams (holiday). Cllr Egan was absent.

PH76/18 DECLARATIONS OF INTEREST

There were no Declarations of interest were made.

PH77/18 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.

PH78/18 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

PH79/18 QUESTIONS FROM THE PUBLIC

There was one member of the public present. It was agreed to bring forward the item relating to the Leominster Hum (Agenda item 9b).

A request was made to the Town Council to retain this item as a standing item on a Council agenda. It was suggested that the issue might be wider than just BPI and needed to be kept under review. There were other potential sources of noise including the Community Hospital and the swimming pool. It was noted that all Council and Committee meetings were open to the public.

Following discussion, it was **RESOLVED:**

- To include this item as a standing item on the Planning & Highways Committee meeting agendas as the Committee met on a regular basis and would be more responsive to issues raised;

- That a request be submitted to Herefordshire Council's Environmental Health Department to request that it carries out a wider survey and assessment of the area to try to identify any other potential sources of the noise, especially focusing on low frequency emissions;
- That Environmental Health be informed that there was anecdotal evidence that there had been no noise reduction in the area even when BPI shut down for its two-week period in August.

PH80/18 MINUTES OF PREVIOUS MEETING

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

PH81/18 PLANNING APPLICATIONS

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

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
COMMENT: No objection.

APPLICATION: P182888
SITE: Unit 1, Croft Business Park, Leominster HR6 0QF
DESCRIPTION: Proposed extension to the south elevation.
COMMENT: No objection. It was noted that the plans referred to a unit on the Hereford Industrial Estate and it was requested that the Planning Department confirms prior to decision that the plans relate to the site in Leominster

APPLICATION: P183109
SITE: Broad Farm, Leominster HR6 0AN
DESCRIPTION: Proposed cover to an existing cattle handling unit.
COMMENT: No objection.

APPLICATION: P183195
SITE: 1 Old Hall Cottages Brierley, Leominster HR6 0NU
DESCRIPTION: LBS: Proposed to replace two windows
COMMENT: No objection.

APPLICATION: P183320
SITE: Broad Stone Farm, Stoke Prior, Leominster HR6 0LW
DESCRIPTION: Proposed laying of stone farm tracks
COMMENT: No objection subject to the views of the PROW Officer being taken into account.

PH82/18 DECISIONS

Committee noted 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.

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

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

PH83/18 HIGHWAYS AND PARKING MATTERS

- (a) **507 Bus Service** – Committee received the letter regarding the alteration of the bus timetable to the 507/502 service. Following discussion, Committee **RESOLVED:**

- To forward a copy of the letter to Herefordshire Council's Integrated Passenger Transport Team for information;
- That advice be sought regarding potential solutions to ensure that the service continued and met the needs of its users;
- To request support from the Parish Councils affected by the service to find a solution;
- To contact the bus company to discuss the change.

(b) **The Hum** – This item had been dealt with under Minute PH79/18.

(c) **Highway & Parking Matters** – It was agreed to obtain an update on the progress of permit parking zones in Leominster.

PH84/18 LICENCING MATTERS

Committee noted that there were no licencing matters to consider.

PH85/18 LEOMINSTER AREA NEIGHBOURHOOD PLAN

Committee noted that the latest consultation had been completed on 17th September 2018. An update on the progress of the Examination process was awaited. Further clarification regarding LANP11, Open Spaces, had been submitted along with a clearer map. It was noted that due to elections taking place on 2nd May 2019 the latest date for the completion of a referendum on the Plan was 28th February 2018. At present it was expected that the examination process would be by written representations.

PH86/18 DATE OF NEXT MEETING

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

There being no other business the meeting closed at 6:42pm.

CHAIR:

DATE: