

# LEOMINSTER TOWN COUNCIL

## PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 4<sup>th</sup> March 2019 commencing at 18:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

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**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 28<sup>th</sup> 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 7<sup>th</sup> 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 28<sup>th</sup> 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 1<sup>st</sup> April 2019 in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

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

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**CHAIR:**

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**DATE:**