



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 11th December 2018

To: All Members of the Planning & Highways Committee:
Councillors Rosser (Chair), Preece (Vice Chair), Bartlett, Davies, J Herschy,
Rumsey, Thomas and Williams. (3 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 17th December 2018** commencing at **18:00 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).



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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 3rd December 2018.

7. **PLANNING**

- (a) **Planning applications** – The following applications have been received from the Planning Authority and require comment:

APPLICATION: P183510
SITE: 44 Vicarage Street, Leominster.
DESCRIPTION: Demolition of existing dwelling and erection of 7 dwellings (amendment of DCN073019/F).
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=183510&search=183510

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.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=184419&search=184419

8. **DECISIONS**
At the time of the publication of the agenda no planning decisions had been received.

9. **HIGHWAYS AND PARKING MATTERS**

- (a) **The Hum** – To note the following update from Herefordshire:
RPS are still engaged by BPI to keep the noise under review. Herefordshire Council has previously committed to continue to attend annual meetings and would investigate new cases of noise, but not to continue with the same noise investigation. An offer has been made to measure apparent low frequency noise inside a resident's property, but this has not yet been accepted.



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- (b) **Speed Indicator Devices (SIDs)** – To consider whether the Town Council wishes to install SIDs in 2019 and at what locations. A document has been sent to all members.
- (c) **Highway & Parking Matters** – To consider any parking and highway issues relating to the Parish of Leominster.
10. **LICENCING MATTERS**
No licencing applications have been received.
11. **LEOMINSTER AREA NEIGHBOURHOOD PLAN**
To note that the Examination of the LANP has now been concluded. The LANP has been revised to include all the recommendations put forward by the Examiner. To consider whether to submit the revised LANP to referendum.
12. **DATE OF NEXT MEETING**
The next meeting will be held on Monday 7th January 2019 at **19:00hrs** in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

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Minutes of the Planning & Highways Committee meeting held on Monday 3rd December 2018 commencing at 19:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

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

OFFICER PRESENT: Town Clerk.

PH110/18 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Bartlett (Mayoral Engagement), Davies (Illness) and Williams (personal).

PH111/18 DECLARATIONS OF INTEREST

There were no declarations of interest made.

PH112/18 HEREFORDSHIRE COUNCIL MEMBERS

There were no Herefordshire Council members present.

PH113/18 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

PH102/18 QUESTIONS FROM THE PUBLIC

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

PH114/18 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 5th November 2018 be agreed and signed as a correct record.

PH115/18 PLANNING APPLICATIONS

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

APPLICATION: P183516

SITE: Greenhayes, 13 Barons Cross Road, Leominster, Herefordshire, HR6 8RL

DESCRIPTION: Proposed first floor, two storey and single storey extensions.

COMMENT: No objection subject to the views of the neighbours and that the extension proposed meets the requirements of the Herefordshire Core Strategy.

APPLICATION: P183603
SITE: B And Q, Mill Street, Leominster HR6 8EF
DESCRIPTION: Works to trees (Hazel, Willow, Alder and Goat Willows). Cut back all branches that are encroaching and touching roof of building at left side. Lift all branches etc. up to 5m from ground as a canopy is forming from 2.4m.
COMMENT: No objection.

APPLICATION: P183786
SITE: 28 South Street, Leominster, Herefordshire, HR6 8JB
DESCRIPTION: Listed Building Consent: Proposed pedestrian opening in an internal garden wall.
COMMENT: No objection.

APPLICATION: P183858
SITE: 29-31 South Street, Leominster
DESCRIPTION: Proposed conversion and change of use from single retail unit to two residential apartments.
COMMENT: Recommend refusal for the following reasons:

- Three of the six bedrooms proposed do not have any windows;
- Concern that the proposal will not meet fire regulation requirements;
- No plans were provided to outline the internal layout;
- The site would require a Habitat Regulation Assessment.

Committee also wishes to support the objections submitted to this application by Natural England and Herefordshire Council's Environmental Health and Trading Standards Department.

APPLICATION: P183910
SITE: The Oast House, Brierley Lane, Brierley HR6 0NT
DESCRIPTION: Application for removal of condition 2 of planning permission 88/0382/N (Alterations and conversion of barn to two dwellings for holiday purposes). To allow The Oast House to be sold as a dwelling house.
COMMENT: Recommend refusal as Committee considered that Condition 2 should remain in place. Concern was expressed that the sale of the property as a dwelling house may have a detrimental effect on the tourism offer in the area.

APPLICATION: P183927
SITE: Jubilee Building, Victoria Street, Leominster, Herefordshire, HR6 8LP
DESCRIPTION: Proposed apartments.
COMMENT: Recommend refusal for the following reasons:

- The proposal would result in the loss of a prime retail unit sited in the town centre of Leominster;
- The proposal would result in the loss of an iconic shopfront that is integral to the identity and aesthetic of the local retail area;
- The proposal could have a detrimental effect on the existing retail area and its viability;
- The street is often closed for events that take place in Corn Square, which will result in a level of inconvenience for a residential dwelling;
- There is no provision for the storage of waste;
- LANP9 encourages the development of retail, leisure, office, commercial, cultural and tourism in the town centre rather than on the periphery. This proposal will result in the loss of an important retail unit in the town centre;
- LANP9 does encourage the re-use of upper floors of existing retail units in the town centre for residential use.

APPLICATION: P184043
SITE: 35 Millers Close, Leominster, Herefordshire, HR6 8B
DESCRIPTION: Conversion of integral garage to habitable use; provision of rear ground floor toilet extension; provision of 3rd bedroom by first floor extension above the garage.
COMMENT: No objection subject to the views of the neighbours and on condition that all the relevant statutory permissions are obtained.

APPLICATION: P184066
SITE: Land adjoining Glaslyn, Barons Cross Road.
DESCRIPTION: Variation of Condition 2 180198/F (Proposed erection of 4 detached dwellings with new vehicular access) Amendments to plots 1 and 2.
COMMENT: No objection.

APPLICATION: P184119
SITE: Aldi Supermarket, Ryelands Road, HR6 8NY
DESCRIPTION: New additional external plant and associated plant enclosure required by internal refurbishment of the ALDI foodstore.
COMMENT: No objection.

PH116/18 DECISIONS

Committee noted the following planning decisions:

APPLICATION: P182888
SITE: Unit 1, Croft Business Park, Leominster HR6 0QF
DESCRIPTION: Proposed extension to the south elevation.

DECISION: Approved with conditions

APPLICATION: P183109

SITE: Broad Farm, Leominster HR6 0AN

DESCRIPTION: Proposed cover to an existing cattle handling unit.

DECISION: Approved with conditions

APPLICATION: P183195

SITE: 1 Old Hall Cottages Brierley, Leominster HR6 0NU

DESCRIPTION: LBS: Proposed to replace two windows

DECISION: Approved with conditions

APPLICATION: P183221

SITE: Norfolk House, 46 Etnam Street, Leominster

DESCRIPTION: Convert former internal toilet block to form one new dwelling. Provision of six external mobility scooter stores with charging facilities.

DECISION: Approved with conditions

APPLICATION: P183565

SITE: 23 Merwald Close, Leominster HR6 8FA

DESCRIPTION: Fall to ground level, cherry tree on front garden of 23 Merwald Close. Tree roots are growing back towards bungalow and the cherry fruit is becoming a problem for Mrs Vickress and her dog, who is eating the fallen cherries, which are also becoming a hazard for Mrs Vickress as she is an OAP. She plans to plant an ornamental tree in garden instead.

DECISION: Works to trees in a conservation area can proceed.

APPLICATION: P183949

SITE: Land at Waterworks Lane, Leominster, HR6 8AX

DESCRIPTION: Prior notification of proposed demolition.

DECISION: Prior approval not required.

PH117/18 HIGHWAYS AND PARKING MATTERS

- (a) **The Hum** – Committee noted that no update had been received.
- (b) **Highway & Parking Matters** – Committee discussed the poor state of repair of the highway in the town centre and in Bargates. Following discussion, it was agreed to highlight the issues regarding the rapidly deteriorating road surface on the South Street, Etnam Street junction and to request that Councillors submit any further areas of concern to the Office so that they can be reported.

PH118/18 LICENCING MATTERS

Committee noted the licence application for 1 Corn Square and raised no objections.

PH119/18 LEOMINSTER AREA NEIGHBOURHOOD PLAN

Committee noted that the draft Examination report had been received. It outlined a range of amendments required prior to the Plan going to referendum.

PH120/18 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 17th December 2018 at **18:00hrs** in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 7:50pm.

CHAIR:

DATE: