

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 18th July 2016 commencing at 19:00 hours in the Council Offices, 17 West Street, Leominster HR6 8EP.

MEMBERS PRESENT: Councillors Bartlett (Acting Chair), Barton, Freedland, Lacey and Taylor.

ALSO PRESENT: Cllr Rumsey, Ward Cllr McCaull and three members of the public.

OFFICERS PRESENT: Town Clerk.

Prior to the formal commencement of the meeting Cllr Bartlett was formally appointed as Chair for the meeting due to the absence of both the Chair and Vice Chair.

PH25/16 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Davies (illness), A Pendleton (holiday), R Pendleton (holiday), Thomas (holiday) and Rosser work).

PH26/16 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH27/16 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH28/16 QUESTIONS FROM THE PUBLIC

It was agreed to bring forward agenda item 11, The Hum.

An update was requested from local residents following the meeting held between BPI, Herefordshire Council, Leominster Town Council and local residents on 30th June 2016.

Concern was expressed that although noise levels had reduced following the works carried out in 2015, ground vibration and low frequency emissions had not improved.

The meeting had been positive, and it had been assumed that links had been created between BPI and the residents. A report had been produced following the meeting which had not formally been agreed. Once agreed it would be made public.

It was confirmed that a further study, to be undertaken by RPS, would be carried out over a four week period in August and September. It was hoped the survey reports would help identify where any issues might be located.

Following the completion of the survey a further meeting would be held in November/December 2016 and an action plan discussed.

Cllr McCaull made a representation to Committee regarding his perception of poor quality planning representations from Leominster Town Council to the planning authority, Herefordshire Council. This was challenged by the Committee.

It was reiterated that town and parish councils had no planning powers, were not statutory consultees and their comments had to be of material consideration. The Council could only lobby the planning authority and did so, on behalf of residents, when required. The Town Council was also an opportunity for local residents to express either support or objections to planning applications and these comments were always passed on to the Planning Authority.

PH29/16 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 27th June 2016 be agreed and signed as a correct record.

PH30/16 PLANNING APPLICATIONS

It was **RESOLVED** to submit the following comments to Herefordshire Council:

APPLICATION: P161832
SITE: 9 Caswell Crescent, Leominster, Herefordshire, HR6 8BE
DESCRIPTION: Proposed extensions.
COMMENT: No Objection

APPLICATION: P161753
SITE: Badgers Court, 27-31 South Street, Leominster HR6 8JQ
DESCRIPTION: Proposed pair of semi-detached dormer bungalows.
COMMENT: No Objection

APPLICATION: P161801
SITE: Co-operative Stores, Dishley Street, Leominster HR6 8PX
DESCRIPTION: Various signage
COMMENT: No Objection

APPLICATION: P162001
SITE: Cottages, Wharton, Leominster, Herefordshire
DESCRIPTION: Reserved matters application for 10 dwellings.
COMMENT: No Objection

APPLICATION: P162027
SITE: Stag Batch House, Monkland Road, Leominster HR6 9DA
DESCRIPTION: Proposed agricultural building.
COMMENT: No Objection

PH31/16 DECISIONS

Committee **NOTED** the following decisions made by Herefordshire Council.

Grants/Approvals

APPLICATION: P161352

SITE: 19 Radnor View, Leominster, Herefordshire, HR6 8TF

DESCRIPTION: Proposed 2 storey front extension.

COMMENT: No objection

DECISION: Approved with conditions

APPLICATION: P161259

SITE: Crab Tree Workshop, Hyde Ash, Leominster, HR6 0JS

DESCRIPTION: Proposed conversion/alteration to form office, W.C., store and link lobby.

COMMENT: No objection

DECISION: Approved with conditions

APPLICATION: P161511

SITE: Ground Floor, 1 Cygnus House, Black Swan Walk, Leominster, Herefordshire

DESCRIPTION: Propose to convert the ground floor of this property into a self-contained 1 person studio apartment.

COMMENT: No objection subject to the proposal meeting building control regulations.

DECISION: Permission not required.

APPLICATION: P160226

SITE: Land adjacent 87 Bridge Street, Leominster HR6 8EA

DESCRIPTION: Proposed 2 storey dwelling.

COMMENT: Recommend refusal for the following reasons:

- The proposal was inappropriate in design;
- The design was out of keeping and character with the existing street scene.

DECISION: Approved with conditions

Refused

APPLICATION: P161082

SITE: Ground floor at 18 Burgess Street, Leominster, Herefordshire, HR6 8DE

DESCRIPTION: Change of use of ground floor commercial unit to form four residential flats and an amendment to street front fenestration only in sympathy with historic surroundings

COMMENT: No objection

DECISION: Council refused application.

APPLICATION: P161389

SITE: Land at Westbury House, Ryelands Road, Leominster, Herefordshire, HR6 8NZ

DESCRIPTION: Proposed erection of two dwellings.

COMMENT: No objection

DECISION: Council refused application.

APPLICATION: P161153
SITE: Brierley Court Barns, Brierley Lane, Brierley,
Herefordshire, HR6 0NU
DESCRIPTION: Non-material Amendment to Planning Permission 150472.
COMMENT: No objection
DECISION: Council refused application.

Withdrawn

APPLICATION: P161207
SITE: 45A to 47 West Street, Leominster, Herefordshire, HR6
8EP
DESCRIPTION: Proposed 10 No. one, two and three bedroom flats and 8
No. commercial premises for shops or offices in a three
storey building.
COMMENT: No objection on the condition that adequate provision was
provided for the storage and subsequent disposal of
waste.

PH32/16 LEOMINSTER AREA NEIGHBOURHOOD PLAN

Committee **NOTED** that the Steering Group meeting held on Thursday 14th July 2016 had discussed the proposed amendments to the LANP prior to the resubmission of Regulation 16 documentation. The Steering Group had supported the amendments made.

Following discussion it was proposed by Cllr Lacey, seconded by Cllr Freedland and **RESOLVED** that the amended LANP be submitted to Full Council for adoption and submission.

PH33/16 IDENTIFICATION OF NEW HOUSING SITES

Committee **NOTED** that Herefordshire Council had put out a new call for potential housing sites in rural Herefordshire. Members were requested to submit any potential sites directly to Herefordshire Council.

PH34/16 HIGHWAYS

- (a) **Public Realm Update** – Committee **NOTED** the draft proposal for the public realm improvements in Leominster Town Centre which was currently being developed in partnership with Herefordshire Council and BBLP. Members were requested to submit any comments directly to the Town Clerk for inclusion.
- (b) **Public Transport** – Committee **NOTED** that the replacement 427 bus service was ready to commence. A Service Level Agreement was being drawn up and would be submitted to HVOSS within the next few days. Once everything was in place the service would commence.

PH35/16 THE HUM

This item had already been dealt with under Minute PH28/16.

PH36/16 DATE OF NEXT MEETING

Committee **NOTED** that the next meeting would be held on Monday 8th August at 19:00hrs in the Council Chamber, 17 West Street, Leominster HR6 8EP.

There being no other business, the meeting closed at 8:40pm.

CHAIR:

DATE: