



## LEOMINSTER TOWN COUNCIL

### PLANNING & HIGHWAYS COMMITTEE

Tuesday 23<sup>rd</sup> April 2019

To: All Members of the Planning & Highways Committee:  
Councillors Rosser (Chair), Preece (Vice Chair), Bartlett, J Herschy, Rumsey,  
Thomas and Williams. (4 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 29<sup>th</sup> April 2019** 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 1<sup>st</sup> April 2019.
7. **PLANNING**
  - (a) **Planning applications** – The following applications have been received from the Planning Authority and require comment:

**APPLICATION:** P190952  
**SITE:** Ivington Park, Ivington, Leominster, HR6 0J  
**DESCRIPTION:** Proposed two storey extension linking the main house and adjacent outbuilding to the east (east range). Alterations to main house. Alterations to the east range including removal of external steps. Alterations to outbuilding to the west (west range).  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=190952&search=190952](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=190952&search=190952)

**APPLICATION:** P190953  
**SITE:** Ivington Park, Ivington, Leominster, HR6 0J  
**DESCRIPTION:** Listed Building Consent: Proposed two storey extension linking the main house and adjacent outbuilding to the east (east range). Alterations to main house. Alterations to the east range including removal of external steps. Alterations to outbuilding to the west (west range).  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=190953&search=190953](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=190953&search=190953)

**APPLICATION:** P190985  
**SITE:** Portna Warden Cottage, Portna Warden Lane, Leominster, Herefordshire, HR6 8RS  
**DESCRIPTION:** Proposed two storey extension.  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=190985&search=190985](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=190985&search=190985)

**APPLICATION:** P191098  
**SITE:** 25 Drapers Lane, Leominster HR6 8ND  
**DESCRIPTION:** Proposed change of use of existing residential apartment arranged over first and second floor to two



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- residential apartments (one per floor) including removal of rear bay to ground and first floor.
- LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=191098&search=191098](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=191098&search=191098)
- APPLICATION:** P191109  
**SITE:** Annexe, Walnut Tree Cottage, Brierley, Leominster, Herefordshire HR6 0NU  
**DESCRIPTION:** Variation of Conditions 1 and 2 of planning permission 153707 (Variation of Conditions 2 and 3 of planning permission DCN990583/F) - current application to revert the granny annexe to holiday accommodation.
- LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=191109&search=191109](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=191109&search=191109)
- APPLICATION:** P191306  
**SITE:** Garden Cottage, Etnam Street, Leominster HR6 8AE  
**DESCRIPTION:** Proposed works to T1- Holly - Low Amenity Value.  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=191306&search=191306](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=191306&search=191306)
- APPLICATION:** P191249  
**SITE:** Co-Operative Retail Store, Dishley Street, Leominster, HR6 8PX  
**DESCRIPTION:** Crown lift and reduce Ash tree, lift Silver Birch from over front of store and reduce Hornbeam from corner of store.  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=191249&search=191249](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=191249&search=191249)
- APPLICATION:** P191304  
**SITE:** Cygnus House, 3 Black Swan Walk, Leominster  
**DESCRIPTION:** Proposed change of use of ground floor shop to tattoo parlour.  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=191304&search=191304](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=191304&search=191304)
- APPLICATION:** P191306  
**SITE:** Garden Cottage, Etnam Street, Leominster HR6 8AE  
**DESCRIPTION:** Proposed works to T1- Holly - Low Amenity Value.  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=191306&search=191306](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=191306&search=191306)



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- (b) **Westcroft Update** – To receive an update regarding this development following recent concerns expressed by residents.

#### 8. DECISIONS

To note the following planning decisions that have been received from Herefordshire Council:

**APPLICATION:** P183812  
**SITE:** 15 Hereford Road, Leominster HR6 8JS  
**DESCRIPTION:** Proposed alterations and double and single extension to rear of property.  
**COMMENT:** No objection  
**DECISION** Approved with conditions.

**APPLICATION:** P183768  
**SITE:** Southfield, Hereford Road, Leominster  
**DESCRIPTION:** Outline application for up to 7 dwellings and new access.  
**COMMENT:** Recommend refusal for the following reasons:

- Concern was expressed that there were a number of TPOs in the grounds which were to be removed. It was requested that the Planning Authority investigates which trees are protected by TPOs and ensure that they are protected;
- Concern was expressed regarding the proposed highway access;
- The outline proposal was considered to be too high in density and would detract from an important local historic building;
- The proposal did not meet the criteria set out in Policy LANP3, Small Scale Housing Development Needs in Leominster and Policy LANP19, New Build in Leominster.

**DECISION** Withdrawn.

**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;



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- 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.

**DECISION** Approved with conditions

#### 9. HIGHWAYS AND PARKING MATTERS

- (a) **The Hum** – A letter regarding this matter has been received and a copy has been provided to members. To consider further action.
- (b) **Highway & Parking Matters** – To consider any parking and highway issues relating to the Parish of Leominster.

#### 10. LICENCING MATTERS

At time of publication no licencing applications had been received.

#### 11. DATE OF NEXT MEETING

The next meeting will be held on Monday 20<sup>th</sup> May 2019 at **18:00hrs** in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

# LEOMINSTER TOWN COUNCIL

## PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 1<sup>st</sup> April 2019 commencing at 19:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

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**MEMBERS PRESENT:** Councillors Rosser (Chair), Preece (Vice-Chair) Herschy, Rumsey, Thomas and Williams

**OFFICER PRESENT:** Town Clerk.

### PH180/18 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr Bartlett (Mayoral engagement).

### PH181/18 DECLARATIONS OF INTEREST

The following declaration of interest was made:

- Cllr Rosser – Rankin Constitutional Club
- Cllr Preece – Rankin Constitutional Club
- Cllr Williams – Rankin Constitutional Club

### PH182/18 HEREFORDSHIRE COUNCIL MEMBERS

There were no Herefordshire Councillors present.

### PH183/18 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

### PH185/18 QUESTIONS FROM THE PUBLIC

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

### PH186/18 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 4<sup>th</sup> March 2019 be agreed and signed as a correct record.

### PH187/18 PLANNING APPLICATIONS

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

**APPLICATION:** P190616  
**SITE:** Cholstery Farm, Cholstery, Leominster, HR6 9AP  
**DESCRIPTION:** Proposed steel portal frame building for storing farm yard manure.  
**COMMENT:** No objection

**APPLICATION:** P190712

**SITE:** 14 Ropewalk Avenue, Leominster HR6 8LY  
**DESCRIPTION:** Certificate of Lawfulness – Construction of rear, single storey, lean-to extension to an existing dwelling: 5,727.5mm in length (as per existing house at full width) by 3,937.5mm in width/projection from existing house.  
**COMMENT:** No objection

**APPLICATION:** P190757  
**SITE:** Bengry Motors, Southern Avenue Leominster HR6 0QF  
**DESCRIPTION:** Alterations to the existing site perimeter to increase parking and vehicle displays with new low fencing boundary treatments.  
**COMMENT:** No objection

**APPLICATION:** P190913  
**SITE:** 5 Eaton Barns, Stoke Prior Lane, Leominster, HR6 0NA  
**DESCRIPTION:** Proposed installation of window in gable to loft and conversion of existing garage to provide ancillary annexed living accommodation.  
**COMMENT:** No objection subject to the following conditions:

- The annexed living accommodation must remain part of the main dwelling and should not be separated from it in the future;
- That no new access be created to serve the annexed living accommodation.

**APPLICATION:** P190989  
**SITE:** B And Q, Mill Street, Leominster, HR6 8EF  
**DESCRIPTION:** Propose to cut up and remove fallen tree fallen by high winds. Sectional fell similar thin conifer covered in Ivy in same location as fallen one. Dead wood Oak tree on corner of car park as there is a lot of deadwood. Fell Ivy covered small tree. Cut down small dead upright trunk. Sever all Ivy on all trees to ground level in the grass verge. Remove as much Ivy as possible. Chip all waste onto vehicle and remove from site.  
**COMMENT:** No objection

**APPLICATION:** P190869  
**SITE:** Unit 5, Southern Avenue, Leominster, , HR6 0QF  
**DESCRIPTION:** Proposed steel portal framed extension to the existing building.  
**COMMENT:** No objection

**APPLICATION:** P190973  
**SITE:** 57 Newlands Road, Leominster, HR6 8HL  
**DESCRIPTION:** Proposed second storey extension.  
**COMMENT:** No objection

**APPLICATION:** P191088  
**SITE:** Mount Pleasant, 76 Bargates, Leominster HR6 8QS  
**DESCRIPTION:** Propose to fell 3 common Polar trees (G1). To fell Cypress tree (G4). To replace felled trees with mixture of Yew, Holly and Silver Birch.  
**COMMENT:** No objection

**PH188/18 DECISIONS**

Committee noted the following planning decisions received from Herefordshire Council:

**APPLICATION:** P181805  
**SITE:** 2 Old Hall Cottages, Brierley, Leominster HR6 0NU  
**DESCRIPTION:** LBS: Proposed single storey extension.  
**COMMENT:** No objection on the proviso that it met with Policy LANP19 – New Building in Leominster.  
**DECISION** Approved with conditions.

**APPLICATION:** P184674  
**SITE:** Cornhill Cop Farm, Monkland Road, Leominster HR6 9DA  
**DESCRIPTION:** To erect 2 extensions to two farm building, to roof over existing cattle handling unit and cattle loading area.  
**COMMENT:** No objection.  
**DECISION** Approved with conditions.

**APPLICATION:** P190119  
**SITE:** The Vine, Ivington Road, Newtown, Leominster. HR6 8QB  
**DESCRIPTION:** Extension over existing double garage.  
**COMMENT:** No objection.  
**DECISION** Approved with conditions.

**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.  
**DECISION** Approved with conditions.

**APPLICATION:** P190319  
**SITE:** 6a South Street, Leominster. HR6 8JB  
**DESCRIPTION:** Notification of prior approval for a proposed change of use of a building from office use to a dwelling (Class C3).  
**COMMENT:** No objection subject to consideration being given to parking and waste storage.



**DECISION** Approved with conditions.

**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.

**DECISION** Withdrawn.

**189/18 HIGHWAYS AND PARKING MATTERS**

(a) **The Hum** – Committee noted that no further updates had been received.

(b) **Highway & Parking Matters** – Committee agreed to contact Mr Bill Wiggin, MP, and request that he contacts Herefordshire Council to request it to carry out the repair of the safety railings near the level crossing as a matter of urgency, as there has been no safety barrier in place for over 18 months and it was considered dangerous.

Committee discussed the consultation to amend the existing 40mph speed limit Order on A4110 at Kingsland to reflect the current position of the terminal signs. It was **RESOLVED** to support this subject to a commitment for the speed limit being enforced.

**190/18 LICENCING MATTERS**

Committee raised no objections to the Premises Licence variation submitted by the Rankin Constitutional Club for the sale/supply of alcohol from Monday to Sunday 10:00 to 23:00.

**191/18 LEOMINSTER AREA NEIGHBOURHOOD PLAN**

Committee noted that the Town Council had been formally notified that the LANP had been formally adopted by Herefordshire Council as part of the statutory development plan for Herefordshire.

**192/18 DATE OF NEXT MEETING**

Committee noted that the next meeting would be held on Monday 29<sup>th</sup> April 2019 at **18:00hrs** in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 7.30pm.

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**CHAIR:**

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**DATE:**

