



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 30th August 2016

To: All Members of the Planning & Highways Committee:
Councillors R Pendleton (Chair), Thomas (Vice-Chair), Bartlett, Barton,
Davies, Freedland, Lacey, A Pendleton, Rosser and Taylor
(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 5th September 2016** commencing at **19:00 hours** in the Council Offices, 17 West Street, Leominster HR6 8EP.

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. REQUESTS FOR DISPENSATIONS**
To consider requests for dispensations (must be notified in writing).
- 4. QUESTIONS FROM THE PUBLIC (maximum 15 minutes)**
To receive questions and statements from members of the public as provided for in Standing Orders.
- 5. MINUTES OF PREVIOUS MEETING**
To receive and approve as a correct record the minutes of the Planning & Highways Committee meeting held on 8th August 2016 (**attached**).
- 6. PLANNING APPLICATIONS**
The following applications have been received from the Planning Authority and require comment:



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APPLICATION: P161692
SITE: 51 West Street, Leominster, HR6 8EP
DESCRIPTION: Change of use to three cottages and one new flat at first floor and retention of part of existing ground floor commercial unit.
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=161692&search=p161692>

APPLICATION: P162137
SITE: Unit 5, Southern Avenue, Leominster, HR6 0QF
DESCRIPTION: Realigning entrance gates, new smoking shelter and new bicycle shelter.
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=162137&search=p162137>

APPLICATION: P162212
SITE: The Corner Barn, Widgeon, Hill Barns, Hamnish, Leominster HR6 0QN
DESCRIPTION: Installation of a new lounge window and bedroom rooflight
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=162212&search=p162212>

7. DECISIONS

The following decisions have been made by Herefordshire Council.

Grants/Approvals

APPLICATION: P150052/O
SITE ADDRESS: Land at, and West of West Winds, Cholstrey Road, Leominster, Herefordshire
DESCRIPTION: Proposed 12 dwellings with garages and car spaces.
TYPE: Outline
COMMENT: Committee RESOLVED to object to this planning application on the following grounds:

- The application is premature to the adoption of the Herefordshire Core Strategy and the Leominster Area Neighbourhood Plan which specifically designate land suitable for development;
- The application is sited in the Strategic Green Corridor as identified within the Green Infrastructure Plan adopted by Herefordshire Council and is therefore contrary to local planning policy;
- There are major concerns regarding highway safety and the proposed access and egress routes.

DECISION: Approved with conditions



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APPLICATION: P160812

SITE : Land at West Winds, Cholstrey Rd, Leominster HR6 8RT

DESCRIPTION: Outline – Proposed 23 dwellings with garages and car spaces

COMMENT: Recommend refusal for the following reasons:

- The application contains incorrect information regarding the number of dwellings proposed;
- The development of this site, which is not within the built up area of Leominster, has not been identified in the Neighbourhood Development Plan and will exacerbate air pollution levels at Bargates. Accordingly the proposal is contrary to the provisions of Policy L01 of Herefordshire Local Plan – Core Strategy
- The proposed access onto Cholstrey Road is considered dangerous and would create a significant traffic hazard;
- The proposal goes against Policy LD3 of the adopted Herefordshire Core Strategy which requires the retention of existing Green Infrastructure corridors and linkages;
- The proposal is sited directly in the Green Corridor as designated by both the Adopted Core Strategy and the emerging Leominster Area Neighbourhood Plan;
- The proposal goes against Policy LANP 10 of the emerging Leominster Area Neighbourhood Plan, currently at Regulation 16 Stage;
- The proposal goes against Policy LANP 11 of the emerging Leominster Area Neighbourhood Plan, currently at Regulation 16 Stage;
- The Leominster Area Neighbourhood Plan supports the adopted Herefordshire Core Strategy especially with regard to the protection of the Green Infrastructure Corridor.

Leominster Town Council also wishes to support the decision of the Herefordshire Planning Committee which refused planning application P150053 on this site.

DECISION: Approved with conditions

APPLICATION: P161801

SITE: Co-operative Stores, Dishley Street, Leominster HR6 8PX

DESCRIPTION: Various signage

COMMENT: No Objection

DECISION: Approved with conditions

APPLICATION: P162053

SITE: 141 Bargates, Leominster, Herefordshire, HR6 8QS

DESCRIPTION: Pollard Weeping Willow



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COMMENT: No objection.

DECISION: Trees in Conservation Area: Works can proceed

APPLICATION: P162028

SITE: 70 Westcroft, Leominster, Herefordshire, HR6 8HG

DESCRIPTION: Proposed 2 storey side extension.

COMMENT: No objection.

DECISION: Approved with conditions

APPLICATION: P162248

SITE: Leominster Fire Station, Broad Street, Leominster, Herefordshire, HR6 8DD

DESCRIPTION: Non-material amendment to permission 151176 - Erection of 15m slim line aerial mast and demolition of existing 14m training tower (part of dangerous structure replacement programme) - reposition aerial mast at rear of fire station.

COMMENT: The Committee had no objection to the proposal provided it did not conflict with or encroach on to the route of the Bridges Footpath Walk currently being developed.

DECISION: Approved

APPLICATION: P161473

SITE: The Dukes Head, Corn Square, Leominster, Herefordshire, HR6 8LR

DESCRIPTION: Conversion of existing yard area to pub garden

COMMENT: No objection

DECISION: Approved with conditions.

Withdrawal of Appeal

P150053 - West Winds, Cholstrey Road, Leominster HR6 8RT

8. **PLANNING APPLICATION 161486 (NORTH MAPPENORS LANE)**

This application was considered at a Herefordshire Council Planning Committee meeting that took place on Wednesday 24 August 2016. A site inspection was conducted on Tuesday 23rd August 2016. An update will be provided at the meeting.

9. **TRAVELLERS SITES DEVELOPMENT PLAN**

Recent correspondence on this matter has been forwarded to all members. An update will be provided at the meeting. Does Committee wish to respond to the public consultation?

10. **HIGHWAYS**

(a) **Footpath ZC137** – An update will be provided regarding this Footpath closure.



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- (b) **Etnam Street Car Park** – Members will be aware that this is currently designated a short stay car park. Committee is requested to consider submitted a request to Herefordshire Council to designate this car park a Long Stay car park with a similar pricing structure to the Broad Street car park.
- (c) **Consultation on Bus Services** – A consultation on spending for passenger transport services over the next three years due to the significant financial pressures on local authority funding from central government is being carried out by Herefordshire Council. Does Committee wish to respond? The link is <https://www.herefordshire.gov.uk/transport-and-highways/public-transport/travelling-by-bus/bus-review-2016>
- (d) **Replacement 427 Bus Service** – This will commence on 2nd September 2016. The service is being provided by Community Wheels. Further details will be presented at the meeting.
11. **DATE OF NEXT MEETING**
The next meeting will be held on Monday 19th September at 19:00hrs in the Council Chamber, 17 West Street, Leominster HR6 8EP.

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

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

MEMBERS PRESENT: Councillors R Pendleton (Chair), Thomas (Vice Chair), Bartlett, Barton, Davies, Lacey and A Pendleton.

ALSO PRESENT: Cllr Rumsey, Ward Cllr Stone and five members of the public.

OFFICERS PRESENT: Town Clerk.

PH37/16 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Freedland (work), Rosser (holiday) and Taylor (work).

PH38/16 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH39/16 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH40/16 QUESTIONS FROM THE PUBLIC

There were five members of the public present and the following matters were raised:

- (a) **The Hum** – Concern was expressed regarding the scope and area to be covered by the proposed testing to be undertaken by BPI regarding the Hum. Issues raised included concerns that the testing would take place outside, not inside, the properties and the lack of clarity regarding the standards the test was to be assessed.
- (b) **Footpath ZC137** – Concern was expressed regarding the proposed closure of this footpath for up to two years whilst construction took place on the site next to the footpath. This section formed an important part of the disabled friendly trail which is used on a regular basis. Committee was asked if consideration could be given to erect a fence between the footpath and the construction site to enable the path to continue to be used during construction.

Following consideration, Committee agreed:

- To arrange a site visit with the developers, Signature Homes, to try to achieve access during the construction period;
- To engage with the Public Rights of Way Team at Herefordshire Council to support securing access.

PH41/16 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 18th July 2016 be agreed and signed as a correct record.

PH42/16 PLANNING APPLICATIONS

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

APPLICATION: P162053
SITE: 141 Bargates, Leominster, Herefordshire, HR6 8QS
DESCRIPTION: Pollard Weeping Willow
COMMENT: No objection.

APPLICATION: P162028
SITE: 70 Westcroft, Leominster, Herefordshire, HR6 8HG
DESCRIPTION: Proposed 2 storey side extension.
COMMENT: No objection.

APPLICATION: P161180
SITE: Land at Chipps House, Ivington, Leominster, Herefordshire, HR6 0JH
DESCRIPTION: Amended Plans: Alteration of Chipps House to create three apartments. Demolition of modern farm buildings and the conversion of and extension to the remaining barns to create four dwellings.
COMMENT: Committee noted that concerns had been raised by the Conservation Officer. It was agreed to support the application subject to the views and concerns of the Conservation Officer being fully addressed.

APPLICATION: P161181
SITE: Land at Chipps House, Ivington, Leominster, Herefordshire, HR6 0JH
DESCRIPTION: Amended Plans: Alteration of Chipps House to create three apartments. Demolition of modern farm buildings and the conversion of and extension to the remaining barns to create four dwellings.
COMMENT: Committee noted that concerns had been raised by the Conservation Officer. It was agreed to support the application subject to the views and concerns of the Conservation Officer being fully addressed.

APPLICATION: P162244
SITE: The Old Priory, The Priory, Leominster, Herefordshire
DESCRIPTION: Work to eleven trees.
COMMENT: No objection.

APPLICATION: P162248
SITE: Leominster Fire Station, Broad Street, Leominster, Herefordshire, HR6 8DD

DESCRIPTION: Non-material amendment to permission 151176 - Erection of 15m slim line aerial mast and demolition of existing 14m training tower (part of dangerous structure replacement programme) - reposition aerial mast at rear of fire station.

COMMENT: The Committee had no objection to the proposal provided it did not conflict with or encroach on to the route of the Bridges Footpath Walk currently being developed.

APPLICATION: P161937

SITE: Site at The Birdcage, Barons Cross Road, Leominster, Herefordshire

DESCRIPTION: Proposed erection of a pair of semi-detached houses.

COMMENT: No objection.

APPLICATION: P162302

SITE: Brierley Court Barns, Brierley Lane, Brierley, HR6 0NU

DESCRIPTION: Variation of a condition 2 of permission 150472 - substitution of plans for a repositioned building

COMMENT: No objection.

PH43/16 DECISIONS

The following decisions have been made by Herefordshire Council.

Grants/Approvals

APPLICATION: P161592

SITE: Agricultural building at Ridgeway Farm, Ludlow Road, Leominster, Herefordshire

DESCRIPTION: Notification for prior approval for a proposed change of use of an agricultural building to a dwellinghouse (Class C3) and for associated operational development. Proposed conversion to one dwelling.

COMMENT: Noted.

DECISION: Prior approval not required.

APPLICATION: P161704

SITE: Brierley Wood, Ivington, Hereford

DESCRIPTION: Works to fell, thin and replant various trees within the woodland.

COMMENT: Noted.

DECISION: Approved with conditions.

APPLICATION: P161817

SITE: 147a Bargates, Leominster, Herefordshire, HR6 8QT

DESCRIPTION: Remove a Leylandii at front of property.

COMMENT: No objection.

DECISION: Approved with conditions.

APPLICATION: P161788
SITE: Wellswood House, 149 Bargates, Leominster, Herefordshire, HR6 8QT
DESCRIPTION: Works to various trees.
COMMENT: No objection subject to ensuring that the cherry retains its balance, the lime is removed and that it is noted that work on the yew tree may be required.
DECISION: Approved with conditions

APPLICATION: P160811
SITE: Brierley Court Hop Farm, Brierley Lane, Brierley, Leominster, Herefordshire, HR6 0NU
DESCRIPTION: Proposed demolition two agricultural buildings and the erection of eight detached dwelling houses with new vehicular access to the highway, the diversion of a Public Right of Way and the installation of traffic calming measures at agreed points on the Public Highway to the east and west of Brierley Village. Pursuant to the making of a Traffic Regulation Order, reducing the speed limit from the national limit to 30mph.
COMMENT: No objection subject to the following conditions:

- Details of the proposed diversion of the public footpath be submitted to the Town Council for consideration and comment;
- That speed humps do not form part of the traffic calming measures due to the potential impact they have on emergency vehicle access and egress.

DECISION: Approved with conditions

APPLICATION: P61549
SITE: 1 Dishley Court, Newtown, Leominster, Herefordshire, HR6 8QD
DESCRIPTION: Single storey rear extension.
COMMENT: No objection.
DECISION: Approved with conditions

APPLICATION: P161550
SITE: 1 Dishley Court, Newtown, Leominster, Herefordshire, HR6 8QD
DESCRIPTION: Single storey rear extension.
COMMENT: No objection.
DECISION: Approved with conditions

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

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

PH44/16 LEOMINSTER AREA NEIGHBOURHOOD PLAN

Committee noted that further amendments had been made, specifically to the Settlement Boundary map. The final version would be submitted to Herefordshire Council prior to Regulation 16 assessment.

PH45/16 TRAVELLERS SITES DEVELOPMENT PLAN

Committee discussed the consultation document with specific focus on the temporary site being proposed at land at the A49 roundabout, Leominster. Other potential sites were also being requested.

Following an in-depth discussion it was agreed to defer consideration of this matter until the next meeting to be held on Monday 5th September 2016. Members were encouraged to submit personal comments if they so wished.

PH46/16 HIGHWAYS

(a) **Parking Permits Update** – Committee **NOTED** the following update which had been received:

- Arkwright Close, Bargates and Ryelands Road were now in place.
- South Street/Coningsby Road has had formal approval from Herefordshire Council and the works would be ordered up and the last elements of the legal process completed.
- Church Street/Pinsley Road was in process, the report was currently with Herefordshire Council awaiting approval prior to the scheme moving further forward.
- Etnam Street did not gain sufficient support from the local residents and therefore will not be progressed further. However, work is being undertaken to revise and sort out some of the parking restrictions round the junctions and crossings. A plan would be submitted to the Town Council for consideration

It was agreed to request Herefordshire Council to ensure that the safety measures drawn up as part of the Etnam Street proposals be retained and included in the revised plan for this area.

(b) **Public Realm Update** – Committee noted that the draft proposal for the public realm improvements in Leominster Town Centre had been submitted but no acknowledgement had been received. This would be pursued.

(c) **Public Transport** – Committee noted that Humber Ford & Stoke Prior Parish Council had agreed to provide a subsidy of up to £500 for the 427 bus service and Bodenham Parish Council had agreed a further subsidy of

up to £500 for the first year of the service's operation, but with a review of the service every three months. A Service Level Agreement would now be drawn up prior to the implementation of the revised service.

PH47/16 THE HUM

Committee considered the request received from local residents regarding the proposed noise test scheduled for later this month. It was agreed to request the following:

- That the noise test include the assessment requirements of BS4142;
- That the area of the test includes all the residential areas that surround the factory perimeter including Caradoc Drive;
- That a site visit to the factory, with up to four Councillors attending, be arranged.

There being no other business, the meeting closed at 8:17pm.

CHAIR:

DATE: