



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 1st November 2016

To: All Members of the Planning & Highways Committee:
Councillors R Pendleton (Chair), Thomas (Vice-Chair), Barton, Davies,
Freedland, Lacey, A Pendleton, Rosser, Rumsey 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 7th November 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 10th October 2016 (**attached**).

6. THE LEOMINSTER HUM

To receive an update regarding the Hum. The noise survey has now been completed and the report of its findings is awaited.



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7. PLANNING APPLICATIONS

The following applications have been received from the Planning Authority and require comment:

APPLICATION: P163078

SITE: Petrol Filling Station, Morrisons Supermarket, Barons Cross Road, Leominster, Herefordshire, HR6 8RH

DESCRIPTION: Proposed side extension to an existing PFS Kiosk. The extension will provide additional retail space. The proposed materials to be brickwork to match the existing PFS Kiosk, air & vac relocated and 5no. new parking bays.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=163078&search=p163078>

APPLICATION: P163211

SITE ADDRESS: Land off Ginhall Lane, Leominster.

DESCRIPTION: Proposed 22 no dwellings with garages and parking.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=163211&search=P163211>

APPLICATION: P163043

SITE: Chequers Inn, Etnam Street, Leominster, Herefordshire, HR6 8AE

DESCRIPTION: Proposed new link and porch area and alterations to existing toilet areas.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=163043&search=p163043>

APPLICATION: P163046

SITE: Flats 1-79 Paradise Court, 1-6 Paradise Terrace, 32 & 34 Bridge Street, Paradise Court, Leominster, Herefordshire, HR6 8DY

DESCRIPTION: Replacement of all windows and patio doors.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=163046&search=p163046>

APPLICATION: P162801

SITE: West Eaton Dementia Care Home, Leominster, Herefordshire, HR6 0QJ

DESCRIPTION: Demolition of existing conservatory and construction of two single storey day room extensions to existing dementia nursing care home.



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LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=162801&search=p162801>

APPLICATION: P163196
SITE: 1 Broad Street, Leominster, Herefordshire, HR6 8BU
DESCRIPTION: Replacement of the existing 'HSBC' signage with 'HSBC UK' equivalents.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=163196&search=p163196>

APPLICATION: P163197
SITE: 1 Broad Street, Leominster, Herefordshire, HR6 8BU.
DESCRIPTION: Replacement of the existing 'HSBC' signage with 'HSBC UK' equivalents.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=163197&search=p163197>

APPLICATION: P163285
SITE: Brook Hall, 27 Broad Street, Leominster, Herefordshire, HR6 8BT
DESCRIPTION: Proposed conversion of ground and first floors into 4 self-contained flats.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=163285&search=p163285>

APPLICATION: P163287
SITE: Brook Hall, 27 Broad Street, Leominster, Herefordshire, HR6 8BT
DESCRIPTION: Proposed conversion of ground and first floors into 4 self-contained flats.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=163287&search=p163287>

8. DECISIONS

The following decisions have been made by Herefordshire Council.

Grants/Approvals

APPLICATION: P161680
SITE: 3 Hereford Road, Leominster, Herefordshire, HR6 8JS.
DESCRIPTION: Proposed ground floor extension.
COMMENT: No objection.
DECISION: Approved with conditions.



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APPLICATION: P161766
SITE: 1 Hope Cottages, Aldermans Meadow, Leominster, Herefordshire HR6 8LB
DESCRIPTION: Freestanding garage converted to be used for a dog grooming parlour and utility/laundry area (Retrospective).
COMMENT: No objection.
DECISION: Approved with conditions.

APPLICATION: P162378
SITE ADDRESS: Westgate House, Westgate, Leominster HR6 8SA
DESCRIPTION: Removal of the current rear upvc conservatory and extend the kitchen by 3 metres to the side, into the currently occupied conservatory area. The remaining area of the removed conservatory will be returned to garden space. Small log store. Veranda across the front of the house. Fully landscaped garden area.
COMMENT: No objection.
DECISION: Approved with conditions.

APPLICATION: P162536
SITE: The Toll House, 23 Ryelands Road, Leominster HR6 8PN
DESCRIPTION: Extension of existing dropped kerb by 4 metres.
COMMENT: No objection.
DECISION: Approved with conditions.

APPLICATION: P162537
SITE: The Toll House, 23 Ryelands Road, Leominster HR6 8PN
DESCRIPTION: LBC: Extension of existing dropped kerb by 4 metres.
COMMENT: No objection.
DECISION: Approved with conditions.

APPLICATION: P162775
SITE: Grange House, The Grange, Leominster, Herefordshire, HR6 8AE
DESCRIPTION: Works to Trees in a Conservation Area - fell Silver Birch.
COMMENT: No objection.
DECISION: Approved with conditions.

APPLICATION: P162776
SITE: Garden Cottage, Etnam Street, Leominster, Herefordshire, HR6 8AE
DESCRIPTION: Works to Trees in a Conservation Area – fell Hawthorne.
COMMENT: No objection subject to the views of the Parish Tree Warden
DECISION: Approved with conditions.

Refusals

APPLICATION: P162594
SITE: Units 15 to 20 Croft Business Park, Leominster



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DESCRIPTION: (Retrospective) Link building and slight alterations to elevations.

COMMENT: This application was considered previously under minute PH51/16. Committee resolved to object to this retrospective planning application, due to the negative impact on local residents and concerns that the building does not conform to stipulations outlined in the original planning permission.

DECISION: Application refused

9. HIGHWAYS

- (a) **Public Realm Improvements** – To receive an update on the progress of this initiative. A request is being submitted to Herefordshire Council to request funding for this scheme from the Amey refund secured.
- (b) **ZC137/P141022** – The receive an update following the requests submitted to have a site meeting to discuss this footpath.
- (c) **S106 Meeting** – A meeting was held with Yvonne Coleman to discuss the Town Council's involvement in the development of S106 agreements on Monday 31st October 2016. A full report will be submitted to Committee for consideration.

10. DATE OF NEXT MEETING

The next meeting will be held on Monday 28th November at 18:00hrs in the Council Chamber, 17 West Street, Leominster HR6 8EP.

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PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 10th October 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), Barton, Davies, Lacey, A Pendleton, Rosser and Rumsey.

ALSO PRESENT: Ward Cllr McCaull.

OFFICERS PRESENT: Town Clerk.

PH67/16 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Bartlett, Freedland and Taylor.

Committee acknowledged that Cllr Bartlett had expressed a desire to step down from the Committee due to a conflict of interests.

PH68/16 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH69/16 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH70/16 QUESTIONS FROM THE PUBLIC

There were no members of the public present. Committee agreed to include The Hum on future agendas to enable regular updates to be provided until it was either resolved or proved to be irresolvable.

PH71/16 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 19th September 2016 be agreed and signed as a correct record.

PH72/16 PLANNING APPLICATIONS

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

APPLICATION: P162680

SITE: 40 Far Meadow Road, Leominster, HR6 9AB

DESCRIPTION: Proposed alterations and extensions to front and rear of dwelling.

COMMENT: No objection

APPLICATION: P162157
SITE ADDRESS: Walnut Tree Cottage, Brierley Lane, Brierley, Leominster, Herefordshire HR6 0NU
DESCRIPTION: Proposed replacement windows and doors.
COMMENT: No objection subject to the views of the Conservation Officer.

APPLICATION: P162432
SITE: 17 West Street, Leominster, Herefordshire, HR6 8EP
DESCRIPTION: Change of use to restaurant with alcohol licence, to include A3, A4 and A5 use.
COMMENT: For information. Noted. No comment submitted.

APPLICATION: P162925
SITE: Arkwright Court, Leominster, Herefordshire, HR6 8NF
DESCRIPTION: Work to 6 trees.
COMMENT: No objection subject to the views of the Tree Warden.

APPLICATION: P161189
SITE: Land adjoining Hengrave Green, Ivington, Leominster, Herefordshire, HR6 0JL
DESCRIPTION: Amended application - residential development to create fifteen dwellings, a mix of affordable and market housing.
COMMENT: No objection but Council requested that the following items be considered when developing the Section 106 agreement:

- Additional spaces provided in the local primary school;
- Improvements to the highway to improve accessibility;
- A contribution to green spaces and play area improvements.

APPLICATION: P163003
SITE: Flat at 2 New Street, Leominster, Herefordshire.
DESCRIPTION: Part change of use of Flat (C3) to Funeral Directors (A1)
Flat reduced from 4 bedrooms to 2 bedrooms.
COMMENT: No objection

APPLICATION: P162881
SITE: Unit 17, Evans Business Centre, Brunel Road, Leominster, Herefordshire, HR6 0LX.
DESCRIPTION: Change of use to add A1 to Industrial unit with existing B1, B2 & B8.
COMMENT: No objection

PH73/16 DECISIONS

The following decisions have been made by Herefordshire Council.

Grants/Approvals

APPLICATION: P162244

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

APPLICATION: P162387
SITE: Fordene, Hereford Road, Ford Bridge, Leominster, HR6 0PB
DESCRIPTION: Proposed two storey extension.
COMMENT: No Objection
DECISION: Approved with conditions.

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

APPLICATION: P162545
SITE: 8 Matilda Close, Leominster, Herefordshire, HR6 8SJ
DESCRIPTION: Demolition of existing garage and entrance porch.
Construction of two storey extension and entrance porch.
COMMENT: No Objection
DECISION: Approved with conditions.

APPLICATION: P162137
SITE: Unit 5, Southern Avenue, Leominster, Herefordshire, HR6 0QF
DESCRIPTION: Realigning entrance gates, new smoking shelter and new bicycle shelter.
COMMENT: No Objection
DECISION: Approved with conditions.

APPLICATION: P162776
SITE: Garden Cottage, Etnam Street, Leominster, Herefordshire, HR6 8AE
DESCRIPTION: Fell Hawthorne.
COMMENT: No objection subject to the views of the Parish Tree Warden.
DECISION: Approved.

Refusals

APPLICATION: P162001
SITE: Land at Wharton, Leominster, Herefordshire.
DESCRIPTION: Reserved matters application for 10 dwellings.
COMMENT: No Objection
DECISION: Application refused

PH74/16 PINSLEY ROAD DEVELOPMENT (APPLICATION NUMBER P141022)

Committee noted the concerns raised by Leominster Scouts in regards to the above planning application, which was approved by Herefordshire Council on 13th May 2016.

PH75/16 HIGHWAYS

- (a) **BTpayphones Consultation** – Committee noted that BT Payphones have commenced a 90 day consultation on the removal of under used payphones in Herefordshire. Committee did not wish to submit any comments at present.
- (b) **Eaton Close traffic issues** – Concern was expressed regarding potential traffic issues in this area. However, the responsibility for the provision of parking for residents was Stonewater Housing.

PH76/16 DATE OF NEXT MEETING

It was **NOTED** that the next meeting would be held on Monday 7th November at 19:00hrs in the Council Chamber, 17 West Street, Leominster HR6 8EP.

There being no other business, the meeting closed at 7.45pm.

CHAIR:

DATE: