

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 6th November 2017 commencing at 19:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

MEMBERS PRESENT: Councillors Rosser (Chair), Bartlett, Barton, Davies, Herschy (arrived at 7:21pm), R Pendleton and Preece.

OFFICER PRESENT: Town Clerk.

PH104/17 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Egan (illness), Freedland (illness), Rumsey (illness) and Thomas (illness).

PH105/17 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH106/17 HEREFORDSHIRE COUNCIL MEMBERS

Committee **RESOLVED** 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 was on the basis that the views expressed were preliminary views taking account of the information that was currently available to the Town Council and that County Councillors reserved their final views on all applications until they were in full possession of all relevant information both for and against.

PH107/17 REQUESTS FOR DISPENSATIONS

There had been no requests received.

PH108/17 QUESTIONS FROM THE PUBLIC

No members of the public were present.

PH109/17 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 16th October 2017 be agreed and signed as a correct record.

PH110/17 THE LEOMINSTER HUM

Committee noted that the scheduled work had been completed except for a number of items on the snagging list. BPI would be re-engaging RPS to carry out another noise survey to enable comparisons. A date had not yet been arranged as the final few items needed to be completed, as two areas may still allow noise escape.

PH111/17 PLANNING APPLICATIONS

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

APPLICATION: P173879
SITE: Home Farm, Hennor, Leominster HR6 0QR
DESCRIPTION: Proposed outdoor riding area. Change of use from agricultural
COMMENT: No objection

APPLICATION: P173881
SITE: 72 Bargates, Leominster HR6 8QS
DESCRIPTION: Proposed two storey extension and front entrance porch
COMMENT: No objection

PH112/17 DECISIONS

To note the following decisions made by Herefordshire Council:

APPLICATION: P162556
SITE: Land west of Eaton Hill, Leominster
DESCRIPTION: Erection of two poultry units, feed bins, widening of existing access, new access track and associated development.
COMMENT: Concerns were raised regarding the following points:

- The proposal constitutes an industrial process and should therefore be sited in a more appropriate location;
- The proposal will inevitably impinge on the visual and historic amenity of Eaton Hill;
- Potential for run-off from the site to cause contamination of local waterways and woodlands, with particular reference to the fact that the River Lugg is a designated SSSI;
- Possible impact on local residents due to noise and odours;
- Lorry access along existing public footpaths would constitute a potential safety hazard;
- Positive impact on local employment opportunities is likely to be minimal, given low staffing requirements for the facility;
- Leominster Town Council recommends that a full Environmental Statement be required for the development.

The Committee agreed to defer the decision until their next meeting on Monday 19th September, following a site visit on Friday 9th September.

COMMENT: Following a site visit by members of the Committee it was recommended that no objection to this planning

application be submitted on the condition that no effluent was discharged into the nearby watercourse.

A vote was taken, the result being: For: 3, Against: 1, Abstention: 1. The recommendation was duly carried.

DECISION: Approved with conditions

APPLICATION: P172893

SITE: 134 The Meadows, Leominster, HR6 8RE

DESCRIPTION: Proposed single storey kitchen and dining room extension.

COMMENT: No objection

DECISION: Approved with conditions

APPLICATION: P172499

SITE: Land off Ebnal Close, , Leominster,

DESCRIPTION: Proposed construction of 4 self contained flats with associated parking and gardens

COMMENT: No objection

DECISION: Approved with conditions

APPLICATION: P172745

SITE: 43 Westcroft, Leominster HR6 8HF

DESCRIPTION: Proposed two storey extension.

COMMENT: No objection

DECISION: Approved with conditions

APPLICATION: P173252

SITE: 6 Barons Cross Road, Leominster HR6 8RS

DESCRIPTION: Proposed single storey rear extension

COMMENT: No objection

DECISION: Approved with conditions

PH113/17 PLANNING, HIGHWAYS AND PARKING MATTERS

(a) **Highway and Development Matters** – Committee received the report presented and, following consideration, **RESOLVED:**

- To note the report;
- To continue to push for public realm improvements in the town centre;
- To continue to push for resident parking zones and other relevant Traffic Regulation Orders to be made to improve the parking situation in Leominster;
- To support the Ward Councillors and Herefordshire Council to investigate opportunities to enable the Southern Urban Extension and the southern link road to be developed;
- That no financial contribution would be made towards the development of a Transport Strategy for Leominster;
- To continue to endeavour to secure S106 funding to help develop the Transport Strategy for Leominster;

- To pursue the completion of the Leominster Area Neighbourhood Plan to adoption;
- To continue to encourage Herefordshire Council to apply for funding to enable the southern link road to be constructed.

PH114/17 LEOMINSTER AREA NEIGHBOURHOOD PLAN

Committee noted that the revised plan had been submitted to Herefordshire Council under Regulation 16 and consultation would take place between 2nd November and 14th December 2017. The Plan had been uploaded onto the Town Council and Herefordshire Council websites (<https://myaccount.herefordshire.gov.uk/leominster>)

PH115/17 DATE OF NEXT MEETING

Committee **NOTED** that the next meeting would be held on Monday 20th November 2017 at 19:00hrs in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 7:27pm.

CHAIR:

DATE: