



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 12th December 2017

To: All Members of the Planning & Highways Committee:
Councillors Thomas (Chair), Rosser (Vice-Chair), Bartlett, Barton, Davies,
Egan, Freedland, J Herschy, R Pendleton, Preece and Rumsey.
(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 18th December 2017** 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).
- 5. QUESTIONS FROM THE PUBLIC (maximum 15 minutes)**
To receive questions and statements from members of the public as provided for in Standing Orders.



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6. MINUTES OF PREVIOUS MEETING

To receive and approve as a correct record the minutes of the Planning & Highways Committee meeting held on 4th December 2017.

7. THE LEOMINSTER HUM

To receive a further update if available.

8. PLANNING APPLICATIONS

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

APPLICATION: P170276 (Re-consultation)

SITE: Land at The Hop Pole, Bridge Street, Leominster, Herefordshire

DESCRIPTION: Amended: Proposed conversion of public house into 4 self contained residential units.

PREVIOUS COMMENT: Recommend refusal on the following grounds:

- The proposal would result in the loss of a commercial premises;
- The proposal was not in keeping with a building of both historical interest and of architectural value;
- It was understood that the Hop Pole had now been listed and no Listed Building Consent application had been received;
- Concern was expressed that the proposal could result in the destruction of a unique heritage feature of the town;
- There is historically significant architectural features in the existing building, in particular the medieval cruck roof and the entire timber framed structure, should be protected;
- Committee wished to reiterate its previous objections, noting that some effort had been made to store waste;
- Committee further requested that this application be considered by the Herefordshire Planning Committee due to the sensitivity of the site.

LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=170276&search=170276

APPLICATION: P173232 (Re-consultation)

SITE: Amended: Listed Building Consent: Land at The Hop Pole, Bridge Street, Leominster,

DESCRIPTION: Proposed conversion of public house into 4 self contained residential units

PREVIOUS COMMENT: Recommend refusal for the following reasons:



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- COMMENT:**
- The Council wishes to reiterate its previous objections to this proposal submitted under Planning Application P170276;
 - The proposal is designed to frustrate the requirements to make an S106 contribution;
 - The proposal should be submitted as a single application alongside planning applications P170275 and P170277.
- LINK:** https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=173232&search=173232
- APPLICATION:** P172135
- SITE:** Barons Cross Camp, Cholstrey, Leominster, HR6
- DESCRIPTION:** Reserved matters application for 414 dwellings, vehicular access and associated works.
- PREVIOUS COMMENTS:** Submit the following comments:
- A real concern has been expressed regarding the level of pre-application consultation undertaken. Neither the Town Council nor the Ward Councillors were invited or informed that the event was taking place and there was very little publicity available;
 - All units should be constructed to ensure that they are energy efficient, will require low energy use and low water use;
 - The design of the dwellings is unimaginative, brutalist, monolithic and bland. The designs are not in keeping with the area in general and Council requests that architectural and design improvements be made. The Westcroft proposal (P171309) for 28 homes contains some good examples;
 - A wider palate of materials should be considered to break up the red brick effect that the development will create. This may include different coloured bricks and rendering;
 - Concern regarding the density and height of the apartment blocks and the impact they may have on the visual amenity of the area and the entrance into Leominster Town;
 - Consideration be given to transferring the play area and open space to the north of the site be to Leominster Town Council to design, manage and maintain;
 - S106 funding for the play area and open space to be transferred to Leominster Town Council;
 - The provision of improved links from the site to Morrison's be included in the S106 agreement;



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- Improved pedestrian links between the existing estate and the proposed estate through an improved footpath network;
- The provision of a pedestrian crossing across Monkland Road (A44) to link the proposed and existing Barons Cross estates with Morrison's and Leominster;
- Concern regarding the potential contamination of the site has been expressed. A request to be provided with additional clarification over the method statement for the construction of the site to be provided;
- Concern regarding the increase in vehicular movements into Leominster. Consider some S106 provision towards the proposed Southern Link Road;
- There is a lack of community facilities in an area with social issues having already been identified. Consider contribution towards the improvement of the community centre on the current Barons Cross estate;
- The development will inevitably put a strain on local services such as Doctors Surgeries. Mitigation measures are requested;
- Current public transport/bus services should be extended until 9pm at night to enable access into Leominster from the new estate;
- The development will increase the traffic, pollution and air quality issues at the Bargates junction and further mitigation will be required.

LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=172135&search=172135

Appeal Notification:

APPLICATION: P170289

SITE: Field 5251 north east of roundabout on A49 and A44, Leominster

DESCRIPTION: Proposed conversion of an agricultural building into a one bedroomed single storey dwelling.

COMMENT: Concern was expressed that this application was sited on the flood plain and the access required to the development would be too close to the roundabout thus creating a traffic hazard.

9. DECISIONS

To note the following decisions made by Herefordshire Council:



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

APPLICATION: P173462
SITE: Stag Batch House, Monkland Rd, Leominster HR6 9DA
DESCRIPTION: Proposed provision of roof over existing silage bunker to reduce surface runoff
COMMENT: No objection
DECISION: Approved with conditions

APPLICATION: P173463
SITE: Stag Batch House, Monkland Rd, Leominster HR6 9DA
DESCRIPTION: Proposed provision of roof over cattle handling area to reduce surface runoff
COMMENT: No objection
DECISION: Approved with conditions.

10. PLANNING, HIGHWAYS AND PARKING MATTERS

- (a) **Public Realm Consultation Review Report** – This report has now been completed by Balfour Beatty.
- (b) **Commissioning Model** – New commissioning model guidelines have been developed by Balfour Beatty and Herefordshire Council. A copy is attached.
- (c) **Parish Briefing** – Questions and answers following the recent Parish Briefing by Balfour Beatty are attached for information.

11. LEOMINSTER AREA NEIGHBOURHOOD PLAN

To receive an update, if available.

12. DATE OF NEXT MEETING

The next meeting will be held on Monday 8th January 2018 at **19:00hrs** in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

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Minutes of the Planning & Highways Committee meeting held on Monday 4th December 2017 commencing at 19:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

MEMBERS PRESENT: Councillors Thomas (Chair), Rosser (Vice-Chair), Bartlett, Davies, Herschy and Rumsey.

OFFICER PRESENT: Town Clerk.

PH128/17 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Barton (personal), Egan, Freedland (illness), R Pendleton (illness) and Preece.

PH129/17 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH130/17 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.

PH131/17 REQUESTS FOR DISPENSATIONS

There had been no requests received.

PH132/17 QUESTIONS FROM THE PUBLIC

No members of the public were present.

PH133/17 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 20th November 2017 be agreed and signed as a correct record.

PH134/17 THE LEOMINSTER HUM

Committee noted that no further update had been received.

PH135/17 PLANNING APPLICATIONS

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

APPLICATION: P173759

SITE: Broad Farm, Leominster HR6 0AN

DESCRIPTION: Retrospective: Proposed erection of small ancillary buildings and change of use from agricultural usage to provision of a play area, sandpits, car park signage and petting area.

COMMENT: No objection.

APPLICATION: P173760

SITE: Broad Farm, Leominster HR6 0AN

DESCRIPTION: Retrospective erection of a sign at entrance 1.2m x 1m – 1.2m to bottom of sign above ground level.

COMMENT: No objection.

APPLICATION: P174097

SITE: Mile End, Broad Lane, Leominster HR6 0AL

DESCRIPTION: Retrospective permission for the use of land for wood chipping with wood storage yard and building to include office building, chop stores, drying floor, fan house and boiler house with biomass plant to generate 80Kw of electricity.

COMMENT: No objection.

APPLICATION: P174167

SITE: Units 15-20 Croft Business Park, Leominster HR6 0QF

DESCRIPTION: Retrospective application for units 15-20 for B1 use

COMMENT: Reiterate previous objections as outlined below:

Following consideration Committee **RESOLVED** to object to this application on the following grounds:

- The proposal would have a negative impact on local residents;
- The current construction does not conform to stipulations outlined in the original planning permission;
- The windows overlooking the residential development to the rear of the development should be opaque;

Additional Comments Submitted:

- Windows, which should have been opaque to reduce overlooking and maintain privacy, remain clear, resulting in a complete loss of privacy for residents of Silurian Close and significant overlooking issues;
- Security lighting currently shines directly into dwellings creating both a nuisance and invasion of private space.

APPLICATION: P174247

SITE: The White House, 94 Bridge Street, Leominster, HR6 8DZ

DESCRIPTION: Non material amendment ref 172634 extensions.

COMMENT: Amend internal layout and additional window.
Noted.
DECISION: Please note that this application has been approved

APPLICATION: P174368
SITE: Brierley Court Hop Farm, Leominster HR6 0NU
DESCRIPTION: Removal of Condition 2 (DCNC2009/0167/F)
Application (part retrospective) to allow for year round covering of permitted polytunnels.
COMMENT: No objection.

PH136/17 DECISIONS

The following decisions made by Herefordshire Council were noted:

APPLICATION: P163857
SITE: Ground Floor, 20 South Street, Leominster, HR6 8JB
DESCRIPTION: Internal works for Change of Use from office to residential unit on ground floor (Retrospective).
COMMENT: Committee was unable to consider and submit a full response as insufficient information regarding the proposed changes had been provided and the relevant supporting documents had not been submitted.
DECISION: Approved

APPLICATION: P171309
SITE: Land off Westcroft, Leominster, Herefordshire
DESCRIPTION: Application for approval of Reserved Matters following Outline Approval ref: 150812 for 30 No Dwellings.
COMMENT: Committee had a number of concerns regarding this application for approval of Reserved Matters.

- The access and egress to the site sited on a bend was considered to be a traffic and safety hazard;
- There were issues with drainage which needed to be addressed by the relevant utility company. If these could not be addressed then the application should be refused;
- The proposal constituted over-development of the site and consideration should be given to reducing the number of dwellings being proposed;
- Leominster Town Council should be involved in developing the S106 agreement which should include funding to improve nearby play areas, improvements to the highway network, additional public transport provision and improving the civic amenity of the area.

DECISION: Approved with conditions.

APPLICATION: P173356
SITE: Chequers Inn, Etnam Street, Leominster HR6 8AE
DESCRIPTION: Proposed covered shelter

COMMENT: No objection
DECISION: Approved with conditions.

APPLICATION: P173357
SITE: Chequers Inn, Etnam Street, Leominster HR6 8AE
DESCRIPTION: Listed Building Consent: Proposed covered shelter
COMMENT: No objection
DECISION: Planning permission not required.

137/17 PLANNING, HIGHWAYS AND PARKING MATTERS

(a) **Speed Limit Signage** – Committee **RESOLVED** to fully support the proposal to move the existing 30 mph speed limit terminal signs on the A44 Mill Street, Leominster, from their original position just east of the railway crossing to a position up near the roundabout at the A49.

(b) **Highway Matters** – The following issues were noted:

- It was agreed to find out when the planned double yellow lines at Laurels Court were to be provided;
- It was agreed to request that the bollard plinth in Bargates be painted if possible, so that it is visible;
- It was agreed to suggest the Herefordshire Council that improved signage to the town car parks be developed and provided.

(c) **Passa Lane** – Committee considered the report submitted to the Full Council meeting on 27th November 2017. It was agreed that the following actions be taken:

- To request that “Not suitable for HGV” signs be erected at either end of Passa Lane to discourage larger vehicles from using the lane;
- To request that the road sweeper be deployed down the Lane to clean the road surface;
- To request that the holes be filled in especially at the passing places;
- To request that the Lane be considered for inclusion in the requested 20mph speed zone at the School.

138/17 LEOMINSTER AREA NEIGHBOURHOOD PLAN
 The Plan was currently out to public consultation, which Herefordshire Council was overseeing. The consultation would close on 14th December 2017.

139/17 DATE OF NEXT MEETING
 Committee noted that the next meeting would be held on Monday 18th December 2017 at 18:00hrs in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 7:39pm.

CHAIR:

DATE: