



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 7th January 2020

To: All Members of the Planning & Highways Committee:
Councillors Rosser (Chair), Williams (Vice-Chair), Herschy, Parris, Preece,
Rumsey and Thomas.
(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 13th January 2020 commencing at 19:00 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 16th December 2019.
7. **PLANNING**
 - (a) **Planning applications** – The following applications have been received from the Planning Authority and require comment:

APPLICATION: P194282
SITE: 1 Broad Street, Leominster HR6 8BU
DESCRIPTION: Listed Building Consent: Proposed replacement of 1 no. existing external ATM sign with 1 no. new external ATM sign.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=194282&search=194282

APPLICATION: P194283
SITE: 1 Broad Street, Leominster HR6 8BU
DESCRIPTION: Proposed replacement of 1 no. existing external ATM sign with 1 no. new external ATM sign.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=194283&search=194283
8. **DECISIONS**
No planning decisions had been received from Herefordshire Council at the publication of the agenda.
9. **HIGHWAYS AND PARKING MATTERS**
 - (a) **Initial consultation, Brierley village 30mph speed limit proposal** – Please see the attached information.
 - (b) **Highway & Parking Matters** – To consider any parking and highway issues relating to the Parish of Leominster.
10. **LICENCING MATTERS**
No licencing applications have been received to consider.
11. **DATE OF NEXT MEETING**
The next meeting will be held on Monday 3rd February 2020 in the Council Offices, 11 Corn Square, Leominster, HR6 8YP commencing at 7:00pm.

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PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 16th December 2019 commencing at 18:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

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

ALSO PRESENT: Ward Cllr Stone

OFFICER PRESENT: Town Clerk.

PH103/19 APOLOGIES FOR ABSENCE

All members were present.

PH104/19 DECLARATIONS OF INTEREST

The following Declarations of Interest were made:

- Cllr Williams: P193872/193873 – Trustee of the Rankin Club;
- Cllr Herschy: Licensing (personal)

PH105/19 HEREFORDSHIRE COUNCIL MEMBERS

Herefordshire Council members were in attendance in an advisory role and were not involved in any decision making.

PH106/19 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH107/19 QUESTIONS FROM THE PUBLIC

Cllr Stone informed the Committee that there was a large pothole at the entrance of the Etnam Street car park. It was agreed to report this. He also wished to make Committee aware that there were some issues regarding planning application P193393. The applicant had been instructed to stop work until the application had been determined.

PH108/19 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 18th November 2019 be agreed and signed as a correct record.

PH109/19 PLANNING

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

APPLICATION: P193808

SITE: Land at Portley House, North Road, Leominster

- DESCRIPTION:** Proposed demolition of existing warehouse and provision of compound for self-storage units.
- COMMENT:** No objection
- APPLICATION:** P193818
SITE: Ashfield Lane, Leominster HR6 8RG
DESCRIPTION: Proposed erection of two detached single storey dwellings with detached car garages and access drives on site of former car garages
- COMMENT:** Recommend refusal for the following reasons:
- The proposal goes against the aims and objectives of Policy LANP15;
 - The proposal will create a traffic hazard and block existing accesses;
 - The proposal will result in a loss of car parking;
 - The proposal is considered inappropriate infill and over-development of a very small site;
 - Access to the proposal is inadequate and inappropriate;
 - The design of the proposal is not in keeping with the neighbourhood;
 - The Town Council wishes to support all the objections submitted by residents.
- APPLICATION:** P193824
SITE: 2 Bank Court, West Street, Leominster HR6 8FE
DESCRIPTION: LBS: Application to amend the design of windows, front door and glazed screen joinery; to include the proposal to enlarge the structural opening in the south gable
- COMMENT:** No objection
- APPLICATION:** P193870
SITE: 3 Ryelands Orchard, Leominster HR6 8QQ
DESCRIPTION: Proposed extensions.
COMMENT: No objection subject to the retention of all the existing trees on the site and that any noise generated by the facilities being provided meet all legal requirements.
- APPLICATION:** P193872/193873 (LBS)
SITE: 6 Corn Square, Leominster
DESCRIPTION: Change of use of existing office suites to form 2 no. 2 bedroom apartments.
COMMENT: No objection subject to the comments submitted by the Conservation Officer being addressed.
- APPLICATION:** P193936
SITE: Broad Farm, North Road, Leominster HR6 0AN
DESCRIPTION: Proposed addition to Muddy Puddles play area of a self-contained waterslide composed of a grass covered

- mound with a water slide, with a small pond with pump and filter.
- COMMENT:** No objection
- APPLICATION:** P193994
SITE: Aldi Supermarket, Ryelands Road, Leominster HR6 8NY
DESCRIPTION: Minor extension and reconfiguration of the existing Aldi food store car park.
COMMENT: No objection subject to adequate protection being provided for the existing trees by providing a fence or wall, and that two additional trees are planted to replace the loss of the tree identified.
- APPLICATION:** P194149
SITE: 22 Drapers Lane, Leominster, Herefordshire, HR6 8ND
DESCRIPTION: Change of use of upper floors to self-contained office (retrospective).
COMMENT: No objection

PH110/19 DECISIONS

Committee noted the following planning decisions received from Herefordshire Council:

- 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 residential apartments (one per floor) including removal of rear bay to ground and first floor.
COMMENT: No objection subject to the following:
- That a Habitat Regulations Assessment (HRA) be undertaken as requested by Natural England;
 - That provision is made for the storage of waste;
 - That that cycle parking is to be provided under an external staircase.
- DECISION** Approved with conditions
- APPLICATION:** P191613
SITE: Land at Pinsley Mill, Pinsley Road, Leominster
DESCRIPTION: Proposed variation of condition 2 of planning permission 141022 (Proposed demolition of existing building and erection of 29 dwellings with associated private drive, landscaping and external works) alterations to units 15-26 to omit balconies and patio doors and add windows, window patterns have been altered and a landlords meter cupboard has been added to the west elevation.
COMMENT: Recommend refusal for the following reasons:
- The application was a cost cutting exercise;

- The request would significantly undermine the visual amenity of the development;
- The proposal would undermine the quality of life of the new residents.

DECISION Approved with conditions

APPLICATION: P192798
SITE: Land at Dukes Walk, Leominster
DESCRIPTION: Proposed erection of 2 dwellings (Part retrospective)
COMMENT: Recommend refusal for the following reasons:

- The proposal does not meet the quality of development required for Leominster and does not, therefore, meet the requirements for the standard and quality of build expected as set out in the LANP;
- The proposal is so far removed from the original application as to be unrecognisable;
- The proposed size of windows is unacceptable;
- The Town Council wishes to support all the objections raised with the Planning Authority, especially with regard to not meeting the requirements of Policy MT1 of the Core Strategy, materials not in keeping with the surrounding neighbourhood, noise and overlooking issues.

DECISION Refused

APPLICATION: P193475
SITE: Co-Operative Retail Store, Dishley Street, Leominster, Herefordshire, HR6 8P
DESCRIPTION: Propose to Fell Ash tree , health and safety issue , the tree is bringing up the pathway, trip hazard.
COMMENT: No objection.
DECISION Trees in conservation area – works can proceed

APPLICATION: P193677
SITE: Talbot Hotel, West Street, Leominster HR6 8EP
DESCRIPTION: Reduce crown from building 15-20% to reduce further damage to building.
COMMENT: Committee supported this application.
DECISION Trees in conservation area – works can proceed

APPLICATION: P193833
SITE: Field 5251 North East of A44 & A49 Roundabout Leominster, Herefordshire.
DESCRIPTION: Additional covered fodder and implement store
COMMENT: No objection.
DECISION Prior approval not required.

PH111/19 HIGHWAYS AND PARKING MATTERS

- (a) **Highway & Parking Matters** – Committee noted the following highway matters:
- There was a significant dip in the highway along West Street that required attention. This would be reported;
 - There was a significant dip in Corn Street that required attention. This would be reported;
 - There was a drainage cover issue in Corn Street outside Barclays Bank that required attention. This would be reported.
- (b) **The Hum** – Committee noted that the Town Clerk would follow up the arrangements regarding the annual catch-up meeting between the Town Council, BPI and Herefordshire Council in January 2020.

PH112/19 LICENSING MATTERS

Committee considered the licensing application received for 31 West Street, Leominster. Following discussion, it was agreed to object to the granting of this license for the following reasons:

- There was a proliferation of licensed premises in this part of the town and an additional licensed premises may result in public disorder issues;
- There were already existing issues with the prevention of crime and disorder and the prevention of public nuisance in this part of town which were not being adequately addressed;
- It was requested that this application be considered by the Licensing Committee and not be dealt with under delegated powers;
- The timing of this application was designed to reduce the ability of residents and businesses to respond properly as the consultation period would mainly be over the Christmas holiday period. A request to defer consideration of this application would be submitted.

PH113/19 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 13th January 2020 in the Council Offices, 11 Corn Square, Leominster, HR6 8YP commencing at 7:00pm.

There being no other business the meeting closed at 18:55 hours.

CHAIR:

DATE:

ADL/TH/3409/79 – Brierley

18 December 2019

Dear Consultee

Re: INITIAL CONSULTATION: PROPOSED INTRODUCTION OF A 30MPH SPEED LIMIT THROUGH BRIERLEY VILLAGE IN ASSOCIATION WITH A LOCAL RESIDENTIAL DEVELOPMENT

I write on behalf of Herefordshire Council and Balfour Beatty to advise you of the forthcoming speed limit proposals through Brierley Village associated with a recent development contribution. We undertook an assessment of the site in November 2019 including the collation of speed data to understand existing vehicle speeds and have come up with the following proposals subject to agreement with you as statutory consultees:

New Traffic Regulation Order for the following; No person shall travel greater than a speed of 30mph through Brierley village from a point 595metres southwest of the junction with the B4361 Hereford Road to a point 1125 metres southwest of the junction with the B42361 Hereford Road. A plan showing the proposals is attached to this letter.

The lower speed limit is proposed at this location to ensure the safe and convenient movement of vehicles associated with the residential development and the village as a whole. I must however point out that vehicle speeds were already found to be low in the village with a combined 85%ile average speed of 30.3mph. I would also suggest that the speeds are likely to be far lower than this in the centre of the village.

The Parish Council and Ward Cllr should therefore consider whether they in particular support the introduction of a 30mph speed limit along with the associated speed limit signing. It is my professional opinion that a speed limit is justified in terms of meeting national guidance however it is debatable whether it would have any affect in such a small village on such a narrow road.

A Traffic Regulation Order (TRO) process has now been initiated to allow the Council and the Police to enforce it and this is the Initial Consultation stage of the TRO process. If you have any observations or comments, please contact ADL Traffic & Highways Engineering Ltd by email at archie@adltraffic.co.uk at the above address. **The deadline for receipt of comments is 8th January 2020**. If you wish to seek the views of local residents, please ask them to reply to you to receive and consolidate their replies, so that you can provide us with a coordinated response.

Yours sincerely
for **ADL TRAFFIC & HIGHWAYS ENGINEERING LIMITED**



**TOM HAYWARD MIHE
ASSOCIATE DIRECTOR**

