

# LEOMINSTER TOWN COUNCIL

## PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 16<sup>th</sup> July 2018 commencing at 18:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

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

**ALSO PRESENT:** Ward Cllr Stone and Cllr Sutcliffe.

**OFFICER PRESENT:** Town Clerk.

**PH37/18 APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllrs Bartlett (work) and Davies (Illness). Cllr Egan was absent.

**PH38/18 DECLARATIONS OF INTEREST**

There were no declarations of interest made.

**PH39/18 HEREFORDSHIRE COUNCIL MEMBERS**

There were no Herefordshire Councillors present.

**PH40/18 REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

**PH41/18 QUESTIONS FROM THE PUBLIC**

There were no members of the public present. No matters were raised.

**PH42/18 THE HUM**

Committee noted that the report of the meeting held on Wednesday 27<sup>th</sup> June 2018 was awaiting final corrections prior to publication. Once final amendments had been received the report would be made public,

**PH43/18 MINUTES OF PREVIOUS MEETING**

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 25<sup>th</sup> June 2018 be agreed and signed as a correct record.

**PH44/18 PLANNING APPLICATIONS**

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

- (a) **Planning applications** – The following applications have been received from the Planning Authority and require comment:

**APPLICATION:** P173650

**SITE:** Brierley Court Barns, Brierley, Leominster HR6 0NU  
**DESCRIPTION:** Application variation of condition 2 of P162302/F seeking minor amendments to the building together with inclusion of 10mw biomass boiler.  
**COMMENT:** No objection

**APPLICATION:** P181805  
**SITE:** 2 Old Hall Cottages, Brierley, Leominster HR6 0NU  
**DESCRIPTION:** LBS: Proposed single storey extension.  
**COMMENT:** No objection on the proviso that it met with Policy LANP19 – New Building in Leominster.

**APPLICATION:** P182290  
**SITE:** Land at Newlands Croft, Ryelands Road, Leominster HR6 8PN  
**DESCRIPTION:** Proposed erection of 3 detached dwellings with the formation of an improved vehicular access.  
**COMMENT:** No objection on the proviso that it met with Policy LANP20 – New Extensions.

**APPLICATION:** P182409  
**SITE:** Land behind 67 Bargates, Leominster  
**DESCRIPTION:** Proposed bungalow.  
**COMMENT:** Recommend refusal for the following reasons:

- The proposal would adversely impact on the current traffic and highway issues being experienced in this area;
- There are concerns that the proposed access is inadequate for an additional dwelling;
- Parking provision is inadequate in an area which already suffers from a lack of parking provision;
- The proposal goes against the requirements of Policy LANP19 – New Building in Leominster as the design is inappropriate to the local context;
- The proposal is over-development of the site;
- The proposal will result in the loss of the garden amenity of the existing dwelling and is in essence backland development.

The following additional applications were considered

**APPLICATION:** P182111  
**SITE:** Townsend House, 15 Green Lane, Leominster HR68QJ  
**DESCRIPTION:** One tree in the area hatched is clearly sick due to lack of water (T1) this will need to be removed along with other trees marked T2, T3 in this area, smaller trees (under 12" diameter) and brush will also be removed to improve light and water to ensure we can save the larger old trees pine trees and Large Yew Tree in this area. There will also be some remedial surgery to the

larger pines in this area due to the branches that came down during the snow (as discussed with the tree preservation officer). A Portuguese laurel hedge will be planted along the wall to replace trees that have been removed. These will then be managed to ensure they do not take water from the other.

- COMMENT:** Committee wishes to submit the following comments:
- The crowns to be lifted by a maximum of 4.2 metres;
  - Adhering to the guidance of the Herefordshire Council Tree Officer remove all the dead wood;
  - The tops of the pine trees need to be made safe;
  - The Yew trees must be retained;
  - The views of the Herefordshire Council Tree Officer would be fully supported by the Town Council;
  - The Town Council requests that it be kept informed of progress.

- APPLICATION:** P182348  
**SITE:** 17 Drapers Lane, Leominster HR6 8ND  
**DESCRIPTION:** Proposed installation of a new condensing unit at building rear in the service yard.  
**COMMENT:** No objection subject to the proposal meeting current noise restrictions and BS4142.

It was agreed to request an extension until 15<sup>th</sup> August 2018 to respond to Planning Applications P182023 and P182024 at Alba, Bargates, Leominster, as some concerns were expressed regarding this application and additional time was required to review the applications.

#### **PH45/18 DECISIONS**

Committee noted the following planning decisions made by Herefordshire Council:

- APPLICATION:** P170275  
**SITE:** Land adjoining The Hop Pole, Bridge Street, Leominster  
**DESCRIPTION:** Proposed terrace of 3 cottages  
**COMMENT:** The following initial comments regarding the above application were agreed:
- That applications 170275, 170276 and 170277 should be submitted as a single full planning application as they all related to the same site;
  - Concern was expressed regarding the lack of space to store waste and further information regarding provision was requested;
  - An application to register the site as a Community Asset had been submitted in December 2016 and this should be considered during determination of the application;

- The Committee fully supports the recommendation by West Mercia Police to design out crime and/or fear of crime and to promote community safety within the scheme;
- There may be historically significant architectural features in the existing building (medieval cruck roof) which should be protected.

**DECISION:** Withdrawn

**APPLICATION:** P170277

**SITE:** Land fronting Mill Street at The Hop Pole, Bridge Street, Leominster

**DESCRIPTION:** Outline: Proposed site for housing development for up to 6 dwellings

**COMMENT:** The following initial comments regarding the above application were agreed:

- That applications 170275, 170276 and 170277 should be submitted as a single full planning application as they all related to the same site;
- Concern was expressed regarding the lack of space to store waste and further information regarding provision was requested;
- An application to register the site as a Community Asset had been submitted in December 2016 and this should be considered during determination of the application;
- The Committee fully supports the recommendation by West Mercia Police to design out crime and/or fear of crime and to promote community safety within the scheme;
  - There may be historically significant architectural features in the existing building (medieval cruck roof) which should be protected.

**DECISION** Approved with conditions

**APPLICATION:** P173230

**SITE:** Listed Building Consent: Land fronting Mill Street at The Hop Pole, Bridge Street, Leominster,

**DESCRIPTION:** Proposed site for housing development Ref 170277/O

**COMMENT:** Recommend refusal for the following reasons:

- The Council wishes to reiterate its previous objections to this proposal submitted under Planning Application P170277;
- 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 P170276.

**DECISION** Approved with conditions.

**APPLICATION:** P173231  
**SITE:** Listed Building Consent: Land adjoining The Hop Pole, Bridge Street, Leominster,  
**DESCRIPTION:** Proposed terrace of 3 cottages  
**COMMENT:** As above  
**DECISION** Withdrawn

**APPLICATION:** P180198  
**SITE:** Land adjoining Glaslyn, Barons Cross Road, Leominster  
**DESCRIPTION:** Proposed erection of 4 detached dwellings with new vehicular access.  
**COMMENT:** Support this application.  
**DECISION** Approved with conditions.

**APPLICATION:** P180784  
**SITE:** Land at Glen Alva, 136A South Street, Leominster  
**DESCRIPTION:** Outline – Site for erection of a single dwelling on part of garden of Glen Alva.  
**COMMENT:** No objection.  
**DECISION** Approved with conditions.

**APPLICATION:** P181272  
**SITE:** Land at Brick House Farm, Brierley, Leominster HR6 0NT  
**DESCRIPTION:** Proposed erection of 2 semi-detached dwellings on plots 3 & 4 to replace 2 dwellings previously approved under application 179524.  
**COMMENT:** No objection  
**DECISION** Approved with conditions.

**APPLICATION:** P181436  
**SITE:** Land off Westcroft, Leominster  
**DESCRIPTION:** Non-material amendment ref 171309. Amendments to elevations and floor plans.  
**COMMENT:** Noted.  
**DECISION** Approved

**APPLICATION:** P181308  
**SITE:** 45 The Meadows, Leominster HR6 8QY  
**DESCRIPTION:** Proposed loft conversion and dormer extension to form lounge area, bathroom and bedroom.  
**COMMENT:** No objection.  
**DECISION** Approved with conditions.

**APPLICATION:** P181490  
**SITE:** Ashdown, 19 Barons Cross Road, Leominster HR6 8RL  
**DESCRIPTION:** Proposed erection of studio/annexe to form ancillary

accommodation.

**COMMENT:** Recommend refusal to this application as it is considered inappropriate development within a garden.

**DECISION** Withdrawn

**APPLICATION:** P181644

**SITE:** The Frere House, 15 Church Street, Leominster HR6 8NE

**DESCRIPTION:** Retrospective: Various external and internal works including taking away no structural modern walls, replacing cement based plaster and other mortar with lime based products. Adding traditional oak structural supports.

**COMMENT:** No objection.

**DECISION** Approved with conditions.

**APPLICATION:** P181649

**SITE:** The Frere House, 15 Church Street, Leominster HR6 8NE

**DESCRIPTION:** Retrospective LBC: Various external and internal works including taking away no structural modern walls, replacing cement based plaster and other mortar with lime based products. Adding traditional oak structural supports.

**COMMENT:** No objection.

**DECISION** Approved with conditions.

**APPLICATION:** P181772

**SITE:** 67 Osborne Place, Leominster HR6 8BW

**DESCRIPTION:** Proposed extension to existing dwelling.

**COMMENT:** No objection subject to the Leominster Area Neighbourhood Plan Policy LANP20.

**DECISION** Approved with conditions.

**APPLICATION:** P181728

**SITE:** 5-6 Corn Square, Leominster HR6 8LR

**DESCRIPTION:** Proposed modification of front door.

**COMMENT:** No objection.

**DECISION** Approved

**APPLICATION:** P182046

**SITE:** Orchard House, 3 Presbytery Close, Leominster, Herefordshire, HR6 8QP

**DESCRIPTION:** Proposed non-material amendment to planning permission ref 180808 (Two storey side extension and garden shed) – Please see application form for details.

**COMMENT:** No objection provided the shed is used for residential and not business purposes and the Leominster Area Neighbourhood Plan Policy LANP20.

**DECISION** Approved with conditions.

## **PH46/18 HIGHWAYS AND PARKING MATTERS**

- (a) **Corporate Objectives** – Following consideration Committee **AGREED** to submit the Committee’s corporate objectives to Full Council for including in the emerging Corporate Strategy.
- (b) **Highways & Parking Matters** – The following matter was raised:
- Update on the repairs of the barriers by the side of the dwelling by the level crossing – Negotiations were continuing with Network Rail and Balfour Beatty to agree a suitable time when no trains were running to undertake the works. The Committee agreed to support Cllr Stone’s request for this work to be undertaken as soon as possible;
  - Following on from the number of accidents on the Leominster stretch of the A49, including a recent fatality, it was agreed to request the Ward Councillors to include a request to implement a speed restriction along the A49 as part of their forthcoming meeting with Highway England. Leominster Town Council would fully support any speed restrictions along the most dangerous stretch which may help improve road safety and reduce accidents.

## **PH47/18 LICENCING MATTERS**

Following consideration Committee **RESOLVED** to submit the following comments:

- That any variation must include the signing up by the premises to the Challenge 25 scheme;
- That an action plan to address potential litter issues that may be caused as a result of the variation be submitted by the applicant;
- That the premises be required to sign up as part of the HAND pubwatch scheme.

## **PH48/18 LEOMINSTER AREA NEIGHBOURHOOD PLAN**

Committee noted that consultation on the Evidence Statement under regulation 16 would end on 23<sup>rd</sup> July 2018.

## **PH49/18 DATE OF NEXT MEETING**

The next meeting will be held on Monday 13<sup>th</sup> August 2018 at 19:00hrs in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 6:54pm.

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**CHAIR:**

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**DATE:**