

# LEOMINSTER TOWN COUNCIL

## PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 14<sup>th</sup> March 2016 commencing at 18:00 hours in the Council Offices, 17 West Street, Leominster HR6 8EP.

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**MEMBERS PRESENT:** Councillors R Pendleton (Chair), Bartlett, Barton, Gibson and Lacey.

**OFFICERS PRESENT:** Town Clerk.

**PH127 APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllrs Davies (meeting), Marsh (work), Rosser (work) and Rumsey (work), Taylor (work) and Thomas (holiday).

**PH128 DECLARATIONS OF INTEREST**

The following Declaration of Interest was made:

- Cllr Lacey: P160553 (personal)

**PH129 REQUESTS FOR DISPENSATIONS**

No requests for dispensation had been received.

**PH130 QUESTIONS FROM THE PUBLIC**

There were no members of the public present.

**PH131 MINUTES OF PREVIOUS MEETING**

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 22<sup>nd</sup> February 2016 be agreed and signed as a correct record.

**PH132 PLANNING APPLICATIONS**

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

**APPLICATION:** P160509

**SITE :** 1 Cygnus House, Black Swan Walk, Leominster

**DESCRIPTION:** Prior approval offices to residential.

**COMMENT:** No objection

**APPLICATION:** P160550

**SITE :** 37 High Street, Leominster HR6 8LZ

**DESCRIPTION:** Proposed change of use from A1 to A3 usage.

**COMMENT:** No objection subject to the adherence to the relevant health and hygiene rules and regulations.

**APPLICATION:** P160553  
**SITE :** Land at Brick House Farm, Brierley, Leominster HR6 0NT  
**DESCRIPTION:** Demolition of a group of redundant agricultural buildings and development of four dwellings  
**COMMENT:** No objection subject to the negotiation of an S106 agreement which assures investment in Leominster.

**APPLICATION:** P160625  
**SITE :** 40 Far Meadow Road, Leominster HR6 9AB  
**DESCRIPTION:** Proposed alterations and extension.  
**COMMENT:** No objection

## **PH133 DECISIONS**

(a) The following decisions made by Herefordshire Council were **NOTED:**

### *Grants/Approvals*

**APPLICATION:** P152653  
**SITE:** 34 Etnam Street, Leominster HR6 8AQ  
**DESCRIPTION:** Proposed to remove bay window and install French doors. Extend kitchen and convert out-house into holiday let.  
**COMMENT:** No Objection  
**DECISION:** Approved with Conditions

**APPLICATION:** P152654  
**SITE:** 34 Etnam Street, Leominster HR6 8AQ  
**DESCRIPTION:** Listed Building Consent: Proposed to remove bay window and install French doors. Extend kitchen and convert out-house into holiday let.  
**COMMENT:** No Objection  
**DECISION:** Approve with conditions.

**APPLICATION:** P153372  
**SITE:** Building plot at The Birdcage, Barons Cross Rd, Leominster HR6 8RS  
**DESCRIPTION:** Proposed construction of two semi-detached three storey town houses.  
**COMMENT:** No Objection  
**DECISION:** Withdrawn

**APPLICATION:** P153763  
**SITE:** Leominster Construction Company, Southern Avenue, Leominster, Herefordshire HR6 0QF  
**DESCRIPTION:** Proposed extension to fabrication building.  
**COMMENT:** Support the application  
**DECISION:** Approve with conditions.

**APPLICATION:** P153444  
**SITE:** The Gables, Ivington Road, Newtown, Leominster HR6 8QD

**DESCRIPTION:** Proposed two storey extension.  
**COMMENT:** No Objection.  
**DECISION:** Approved.

**APPLICATION:** P153707  
**SITE:** Walnut Tree Cottage, Brierley Lane, Leominster HR6 0NU  
**DESCRIPTION:** Variation of Conditions 2 & 3 of planning permission DCN990583/F  
**COMMENT:** No Objection to the removal of Condition 3 but request that Condition 2 be reworded as follows:  
“The Granny Annex and the dwelling known as Walnut Tree Cottage shall not be sold separately from each other.”  
**DECISION:** Approve with conditions.

- (b) **CIL Preliminary Draft Charging Schedule** – Committee **NOTED** that Herefordshire Council had previously prepared and consulted upon a preliminary draft charging schedule in 2013 but with priority given to the completion of the Core Strategy progress upon the CIL has been limited. Updated technical work had now been undertaken and the Council would be producing a preliminary charging schedule for a 6-week consultation in the next few weeks.

#### **PH134 NEIGHBOURHOOD PLAN**

There was no further update available following the closure of the public consultation. It was agreed to:

- Establish whether any objections had been received;
- When the Plan would be submitted to the Inspector for examination;
- When the referendum was expected to take place.

#### **P135 HIGHWAYS**

- (a) **Local Transport Initiatives** – Committee **NOTED** that a meeting with neighbouring parishes had taken place on Tuesday 1<sup>st</sup> March 2016. Discussions had focused on the impending loss of the 427 bus service from Bodenham and the 490 service from Ludlow.

The future of the 490 bus service would be discussed by the Parishes affected including Ludlow Town Council.

The future of the 427 bus service was currently being discussed with those Parishes affected and a meeting with Community Wheels to explore options to provide a subscription service had been arranged.

Committee **NOTED** that road works would commence from the A49 Dinmore Hill Country Park and Hope-Under-Dinmore to install a pedestrian refuge and resurface the carriageway. The works would be carried out overnight Monday to Friday between 10:00pm and 6:00am. Diversions would be in place.

**PH136 THE HUM**

Committee **NOTED** that works had now been completed by BPI and it had been confirmed that the high frequency noise had been reduced. However, due to larger machinery installed the low frequency noise under 50 hertz had become worse.

It had been agreed that once the works had been completed that a further survey would be carried out based on World Health Organisation criteria regarding noise emissions.

It was agreed that a meeting would be arranged with BPI and Herefordshire Council to discuss the issues and undertake the appropriate testing.

**PH137 DATE OF NEXT MEETING**

Committee noted that the next meeting would be held on Monday 4<sup>th</sup> April 2016 at 19:00hrs in the Council Chamber, 17 West Street, Leominster HR6 8EP.

There being no other business the meeting closed at 6.40pm.

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**CHAIR:**

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**DATE:**