



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 22nd January 2019

To: All Members of the Planning & Highways Committee:
Councillors Rosser (Chair), Preece (Vice Chair), Bartlett, Davies, J Herschy,
Rumsey, Thomas and Williams. (3 vacancies)
(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 28th January 2019** 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).



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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 7th January 2019.
7. **PLANNING**
 - (a) **Planning applications** – The following applications have been received from the Planning Authority and require comment:

APPLICATION: P174097
SITE: Mile End, Broad Land, Leominster. HR6 0AL
DESCRIPTION: (Amended) Retrospective permission for the use of the land for wood chipping with wood storage yard and buildings to include; office building, chip stores, drying floor, fan house and boiler house with biomass plant to generate 80Kw of electricity.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=174097&search=174097

APPLICATION: P183190
SITE: The Oast House, Brierley Lane, Brierley, Leominster. HR6 0NT
DESCRIPTION: (Amended) Application for removal of condition 2 of planning permission 88/0382/N (Alterations and conversion of barn to two dwellings for holiday purposes). To allow The Oast House to be sold as a dwellinghouse.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=183190&search=183190

APPLICATION: P184626
SITE: Brierley Court Barns, Brierley Lane, Leominster
DESCRIPTION: Non-material amendment ref 162302 (variation of condition 2 150472: substitution of plans for a repositioned building) – An increase in height to 3 bays of part of the building by 977mm.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=184626&search=184626



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APPLICATION: P184674
SITE: Cornhill Cop Farm, Monkland Road, Leominster HR6 9DA
DESCRIPTION: To erect 2 extensions to two farm building, to roof over existing cattle handling unit and cattle loading area.
LINK: https://www.herefordshire.gov.uk/info/200142/planning-services/planning_application_search/details?id=184674&search=184674

8. DECISIONS

To note the following planning decisions that have been received from Herefordshire Council:

APPLICATION: P184066
SITE: Land adjoining Glaslyn, Barons Cross Road.
DESCRIPTION: Variation of Condition 2 180198/F (Proposed erection of 4 detached dwellings with new vehicular access) Amendments to plots 1 and 2.
COMMENT: No objection.
DECISION Approved with conditions.

APPLICATION: P182665
SITE: 22 West Street, Leominster HR6 8ES
DESCRIPTION: Proposed conversion of first floor into 2 no. one bedroom self-contained flats and new shopfront.
COMMENT: No objection subject to provision being made to store waste.
DECISION Approved with conditions.

APPLICATION: P182942
SITE: 22 West Street, Leominster HR6 8ES
DESCRIPTION: Listed Building Consent: Proposed conversion of first floor into 2 no. one bedroom self-contained flats and new shopfront.
COMMENT: No objection subject to provision being made to store waste.
DECISION Approved with conditions

9. HIGHWAYS AND PARKING MATTERS

(a) **The Hum** – To note that no further updates have been received.

(b) **Draft Minerals and Waste Local Plan (MWLP) Consultation** – Herefordshire Council is consulting on the first draft of the Herefordshire Minerals and Waste Local Plan, which will form a part of the planning policy framework (Local Plan) for Herefordshire. Consultation will take place from Monday 21 January to Monday 4 March 2019. The draft plan



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and more information, such as associated evidence base documents, and details on how to take part in the consultation, can be viewed online at the following web address: www.herefordshire.gov.uk/mineralsandwaste

- (c) **Highway & Parking Matters** – To consider any parking and highway issues relating to the Parish of Leominster.

10. LICENCING MATTERS

Please see attached review of the licencing application received.

11. LEOMINSTER AREA NEIGHBOURHOOD PLAN

To note that the LANP has been submitted to Herefordshire Council for Referendum, which will take place on 28th February 2019.

12. DATE OF NEXT MEETING

The next meeting will be held on Monday 11th February 2019 at **19:00hrs** in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

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PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 7th January 2019 commencing at 18:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

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

OFFICER PRESENT: Town Clerk.

PH132/18 APOLOGIES FOR ABSENCE

There were no apologies to be received.

Committee noted that Cllr Pauline Davies had formally resigned from the Town Council due to ill health. This would be formally reported at the Full Council meeting to be held on Monday 28th January 2019.

PH133/18 DECLARATIONS OF INTEREST

There were no declarations of interest made.

PH134/18 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.

PH135/18 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

PH136/18 QUESTIONS FROM THE PUBLIC

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

PH137/18 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 17th December 2018 be agreed and signed as a correct record.

PH138/18 PLANNING APPLICATIONS

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

APPLICATION: P184556
SITE: Land at Waterworks Lane, Leominster.
DESCRIPTION: The erection of 4no. two-storey 1 Bed houses, 5no. two-storey 2 Bed houses, 1no. two-storey 3 Bed house, 4no. 1 Bed flats and 5no. 2 Bed flats, all with associated access, parking and amenity.
COMMENT: It was **RESOLVED** to fully support this application. It was requested that consideration be given to including a condition to provide some form of traffic calming along the straight section of Waterworks Lane to help reduce the speed of vehicles and to improve the safety of both existing and new residents.

PH139/18 DECISIONS

Council noted the following planning decisions received from Herefordshire Council.

APPLICATION: P181874
SITE: Trenwith, Hereford Road, Leominster HR6 8JU
DESCRIPTION: Proposed second storey extension and conversion of the loft into a main bedroom with en-suite.
COMMENT: No objection subject to the extension not being larger than 50% of the current dwelling, that it met the LANP20 policy of the Neighbourhood Plan and met the relevant Herefordshire Council Core Strategy policy on extensions. Some concern was expressed regarding the loss of light in the neighbouring property.
DECISION Refused

APPLICATION: P183516
SITE: Greenhayes, 13 Barons Cross Road, Leominster, Herefordshire, HR6 8RL
DESCRIPTION: Proposed first floor, two storey and single storey extensions.
COMMENT: No objection subject to the views of the neighbours and that the extension proposed meets the requirements of the Herefordshire Core Strategy.
DECISION Approved with conditions.

APPLICATION: P183457
SITE: Units 6 to 8, Brierley Way, Leominster HR6 0RW
DESCRIPTION: Proposed boundary mesh fence.
COMMENT: No objection
DECISION Approved

APPLICATION: P183603
SITE: B And Q, Mill Street, Leominster HR6 8EF
DESCRIPTION: Works to trees (Hazel, Willow, Alder and Goat Willows). Cut back all branches that are encroaching and touching roof of building at left side. Lift all

branches etc. up to 5m from ground as a canopy is forming from 2.4m.
COMMENT: No objection.
DECISION Trees in a conservation area. Works can proceed.

APPLICATION: P183766
SITE: 9 Corn Square, Leominster HR6 8LT
DESCRIPTION: Proposed new internal platform lift and associated works to provide level access for customers and staff via the side entrance of the branch. The external works involve the removal of 3no. steps to the side entrance, lowering of the existing double timber external doors and introduction of a new glazed over-panel above the doors constructed in timber to match the existing door and arched screen frames.
COMMENT: No objection
DECISION Approved with conditions.

PH140/18 HIGHWAYS AND PARKING MATTERS

- (a) **The Hum** – Committee noted that no further updates had been received.
- (b) **Highway & Parking Matters** – Committee identified the following issues that required action:
- The railings at the level crossing had still not been replaced. A number of incidents had occurred recently that had put pedestrians in danger of injury. It was agreed to request that the replacement railings be installed as soon as possible as a matter of priority;
 - Concern was expressed regarding the lack of a crash barrier by the Barons Cross public house and junction. It was agreed to request that Balfour Beatty investigate the possibility of installing a crash barrier to improve the safety of pedestrians;
 - Concern was expressed regarding the flytipping at Barons Cross. This would be reported;
 - It was agreed to request the deployment of a mobile CCTV unit to Barons Cross to try to identify the culprits that were flytipping. This would be requested at the regular Leominster Bronze/Silver meetings;
 - It was agreed to survey residents of Etnam Street to find out whether they wished to pursue the implementation of a Residents Parking Permit zone. This would be for the third time;
 - It was noted that the Royal Oak and the Hop Pole had been sold.

PH141/18 LICENCING MATTERS

Committee noted that no licencing applications had been received.

PH142/18 LEOMINSTER AREA NEIGHBOURHOOD PLAN

Committee noted the revised Leominster Area Neighbourhood Plan, which had been updated to include all the comments and amendments recommended by the Examiner. It was agreed to forward an electronic

copy to all Members and to provide a hard copy for Residents to access in the Council Offices.

Following discussion, it was **RESOLVED** to submit the Leominster Area Neighbourhood Plan to Herefordshire Council for referendum.

PH143/18 DATE OF NEXT MEETING

It was noted that the next meeting would be held on Monday 28th January 2019 at **18:00hrs** in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 7:45pm.

CHAIR:

DATE:

**LICENSING ACT 2003
NOTIFICATION OF APPLICATION FOR REVIEW OF PREMISES LICENCE**

The Licensing Section has received the following applications for the REVIEW of a premises licence. A summary of each application is provided in the table below. If you would like to view any of the applications copies are available at the licensing section.

Should you wish to make a representation in respect of any one of the applications listed then please submit your information on the memorandum below to the licensing section before expiry of the 28 day representation period which is the date shown in column 4 of the table below. Please be aware that the licensing authority can only consider those representations that are relevant to the four licensing objectives: ***Prevention of Crime and Disorder, Prevention of Public Nuisance, Public safety and Protection of Children from Harm.***

For the Environmental Health Commercial and Environmental Protection Teams should officers wish to raise any issues in respect of any of the applications listed below please contact the Environmental Health team (licensing) in good time for the relevant representations to be co-ordinated and made to the licensing section within the 28 day period.

Premise Name	Premise address	Grounds for Review	Start of 21day consultation Period	End of 28day consultation Period	Current Licence
The Ducker	11 South Street Leominster HR6 8JA	Prevention of Crime/Disorder On three (3) separate occasions since June 2018, the premise licence holder has failed to comply with the CCTV condition on the premise licence which falls under the licensing objective Prevention of Crime & Disorder, despite receiving two warning letters from the authority.	05.01.2019	01.02.2019	PR00921 <u>Live Music</u> Sunday – Thursday 20:00 – 23:00 Friday – Saturday 20:00 – 00:00 <u>Recorded Music</u> Sunday – Thursday 19:00 – 23:00 Friday – Saturday 19:00 – 00:00 <u>Late Night Refreshment</u> Friday – Saturday 23:00 – 00:00 <u>Sale/Supply of Alcohol</u> Sunday – Thursday 11:00 – 00:00 Friday – Saturday 11:00 – 01:00

SOPHIE EDWARDS, LICENSING ASSISTANT, EHTS