



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 26th September 2017

To: All Members of the Planning & Highways Committee:
Councillors Thomas (Chair), Rosser (Vice-Chair), Bartlett, Barton, Davies,
Freedland, J Herschy, R Pendleton, Preece and Rumsey. (One Vacancy)
(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 2nd October 2017** 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. QUESTIONS FROM THE PUBLIC (maximum 15 minutes)**
To receive questions and statements from members of the public as provided for in Standing Orders.



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

5. MINUTES OF PREVIOUS MEETING

To receive and approve as a correct record the minutes of the Planning & Highways Committee meeting held on 18th September 2017.

6. THE LEOMINSTER HUM

To receive an update if available.

7. PLANNING APPLICATIONS

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

APPLICATION: P172444
SITE: 63 Etnam Street, Leominster HR6 8AE
DESCRIPTION: Listed Building Consent: Proposed repairs to timber frame wall, remove overhang above doorway on front elevation and associated works
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=172444&search=172444

APPLICATION: P173327
SITE: Home Farm, Hennor, Leominster HR6 0QR
DESCRIPTION: Proposed new agricultural building
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=173327&search=173327

APPLICATION: P173337
SITE: Upper two floors, 30 West Street, Leominster HR6 8ES
DESCRIPTION: Notification of prior approval for a proposed change of use of building from Office Use (Class B1(a)) to a Dwellinghouse (Class C3) – to a two bed self contained maisonette. (This is a prior approval determination)
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=173337&search=173337

APPLICATION: P173338
SITE: Rear of 30 West Street, Leominster HR6 8ES
DESCRIPTION: Notification of prior approval for a proposed change of use of building from Office Use (Class B1(a)) to a Dwellinghouse (Class C3) – three self contained one bedroom flats. (This is a prior approval determination)
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=173338&search=173338

8. DECISIONS

To note the following decisions made by Herefordshire Council:



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

- APPLICATION:** P163735
SITE: 2 Burgess Gardens, Burgess Street, Leominster, Herefordshire, HR6 8DG
DESCRIPTION: (Retrospective) Timber framed side extension.
COMMENT: No comment was agreed as there was insufficient detail provided of the work carried out.
DECISION: Approved with conditions
- APPLICATION:** P172551
SITE: Crabtree Cottage, Hyde Ash, Leominster, Herefordshire HR6 0JR
DESCRIPTION: Proposed conversion of building into ancillary living accommodation.
COMMENT: No objection
DECISION: Approved with conditions
- APPLICATION:** P172677
SITE: 14 Church Street, Leominster, Herefordshire, HR6 8NQ
DESCRIPTION: Works to willow and holly tree.
COMMENT: No objection subject to the views of the local Tree Warden and Tree Officer.
DECISION: Trees in a conservation area – works can proceed.

9. PLANNING, HIGHWAYS AND PARKING MATTERS

- (a) **Highway Matters** – To receive an update.
- (b) **427 Replacement Service** – Please see the attached figures relating to this service currently being supported by Leominster Town Council. It is proposed that the service continues for another 12 months.

10. LEOMINSTER AREA NEIGHBOURHOOD PLAN

This document has now been submitted to Herefordshire Council under Regulation 16.

11. LICENSING ACT 2003

The following Licence grant applications/variations have been received:

- Morrisons Daily Petrol Filling Station
- 11 Corn Square

12. DATE OF NEXT MEETING

It is requested that the next meeting be held on Monday 16th October 2017 at **19:00hrs** in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 18th September 2017 commencing at 19:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

MEMBERS PRESENT: Councillors Rosser (Chair), Bartlett, Barton, Davies, R Pendleton and Rumsey.

ALSO PRESENT: Ward Cllr Stone, Cllrs Burke and Egan, and four members of the public

OFFICER PRESENT: Town Clerk.

PH69/17 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Thomas (holiday), Freedland (holiday), Herschy (work) and Preece (holiday).

PH70/17 DECLARATIONS OF INTEREST

The following Declarations of Interest was made:

- Cllr R Pendleton: P173082 (personal)

PH71/17 HEREFORDSHIRE COUNCIL MEMBER DISPENSATIONS

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.

PH72/17 QUESTIONS FROM THE PUBLIC

There were four members of the public in attendance. The following matter was raised:

P172845

Committee received representations from local residents regarding the detrimental effects this planning application would have on the area.

Concerns included:

- The proposal was within 180-220 metres of seven listed buildings;
- The proposal was within 600 metres of the proposed housing development at the Barons Cross site;
- The potential emission of dust, odours, particulates and ammonia aerosol;
- The proposal would conflict directly with Policy LO1 of the Core Strategy and the draft Leominster Area Neighbourhood Plan;

- There would be a potential increase of 1,500 HGV movements per annum according to CPRE projections;
- North West Herefordshire has the highest density of these industrial style developments in the world;
- The development would have a detrimental effect on the local tourism and visitor industry;
- The proposal will cause environmental damage including nitrate and phosphate run off into water courses, increase in soil pollution and watercourses by heavy metals including lead, copper, zinc and arsenic;
- The proposal could cause atmospheric pollution through hydrogen, sulphide, carbon dioxide, nitrous oxide and ammonia.

It was agreed to bring forward consideration of the following planning application.

APPLICATION: P172845
SITE: Stag Batch House, Monkland Rd, Leominster HR6 9DA
DESCRIPTION: Proposed erection of two table chicken buildings and associated works.

Following discussion Committee **RESOLVED** to recommend refusal to this planning application on the following grounds:

- The proposal could result in environmental damage from nitrate and phosphate run off into water courses, lead to an increase in soil pollution and watercourses by heavy metals including lead, copper, zinc and arsenic;
- The proposal is located too close to neighbouring properties and would have a significant detrimental impact on the heritage value of those listed buildings in the area;
- The proposal would have a detrimental effect on the quality of life of neighbouring residents;
- The proposal would significantly impact on future residential development proposals in this area which have been identified in the Herefordshire Core Strategy;
- There are concerns regarding the proposed access and the number of vehicle movements projected;
- The proposal could have an impact on human health;
- The landscape mitigation proposed is inadequate due to the size of the proposed industrial units to be constructed;
- There is concern regarding the number of HGV and tractor movements. This would not be just to service the factory, but also because a great deal of the land owned by the applicant on which they will be spreading the manure, lies on the opposite side of Leominster, necessitating a large number of tractor and trailer journeys through town;
- Emissions from the factory unit will typically be blown towards the town. These emissions are more damaging than diesel exhausts;

- The proposal does not meet the criteria set out in the draft Leominster Area Neighbourhood Plan LANP21 policy relating to agricultural development and draft LANP22 Policy relating to Intensive Livestock Units;
- The Town Council wishes it to be recorded that it formally supports the objections submitted by local residents.

The Town Council wishes to formally request that this planning application be considered by the Herefordshire Planning Committee due to the potential impact it will have on local residents.

PH73/17 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 4th September 2017 be agreed and signed as a correct record.

PH74/17 THE LEOMINSTER HUM

There was no further update available.

PH75/17 PLANNING APPLICATIONS

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

- APPLICATION:** P172499
SITE: Land off Ebnal Close, , Leominster,
DESCRIPTION: Proposed construction of 4 self contained flats with associated parking and gardens
COMMENT: No objection
- APPLICATION:** P172745
SITE: 43 Westcroft, Leominster HR6 8HF
DESCRIPTION: Proposed two storey extension.
COMMENT: No objection
- APPLICATION:** P172893
SITE: 134 The Meadows, Leominster, HR6 8RE
DESCRIPTION: Proposed single storey kitchen and dining room extension.
COMMENT: No objection
- APPLICATION:** P173006
SITE: 2a Caswell Crescent, Leominster, HR6 8BE
DESCRIPTION: Proposed detached annexe ancillary to the main dwelling for accommodation for an elderly parent.
COMMENT: Recommend refusal for the following reasons:
- The proposal constitutes over-development of the site;
 - The proposal is a detached property within the curtilage of an existing property. This constitutes back-land development and is against the adopted

Core Strategy policies related to extensions of dwellings;

- The proposal is to be sited against the fence of a neighbouring property without any gap which is unacceptable and may lead to overlooking issues and privacy issues;
- The proposal is of poor design and is out of keeping with the area both in design and location.

- APPLICATION:** P173013
SITE: Barn at Ivingtonbury, Ivington, Leominster, HR6 0JH
DESCRIPTION: Conversion of outbuilding into residential accommodation (2no. – part retrospective)
COMMENT: No objection
- APPLICATION:** P173014
SITE: Barn at Ivingtonbury, Ivington, Leominster, HR6 0JH
DESCRIPTION: Listed Building Consent: Conversion of outbuilding into residential accommodation (2no. – part retrospective)
COMMENT: No objection
- APPLICATION:** P173082
SITE: Land at Parkgate, Ivington, Leominster, HR6 0JX
DESCRIPTION: Proposed erection of an agricultural workers' dwelling (part retrospective)
COMMENT: No objection.
- 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.
- APPLICATION:** P173231
SITE: Listed Building Consent: Land adjoining The Hop Pole, Bridge Street, Leominster,
DESCRIPTION: Proposed terrace of 3 cottages
COMMENT: Recommend refusal for the following reasons:
 - The Council wishes to reiterate its previous objections to this proposal submitted under Planning Application P170275;
 - 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 P170276 and P170277.

APPLICATION: P173232
SITE: Listed Building Consent: Land at The Hop Pole, Bridge Street, Leominster,
DESCRIPTION: Proposed conversion of public house into 3 self contained residential units
COMMENT: Recommend refusal for the following reasons:

- 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.

APPLICATION: P173252
SITE: 6 Barons Cross Road, Leominster HR6 8RS
DESCRIPTION: Proposed single storey rear extension
COMMENT: No objection

PH76/17 DECISIONS

The following decisions were noted:

APPLICATION: P171574
SITE: 44 and 44a Etnam Street, Leominster, HR6 8AQ
DESCRIPTION: Number 44 – Change of use from commercial offices to a residential dwelling on 1st and 2nd floor and loft space with internal modifications. Number 44a – refurbishment of ground floor residential flat. Works to include demolition of outhouse to accommodate staircase from the upstairs balcony, replacement windows/doors to both properties. Possible vehicular access from adjacent property to rear.
COMMENT: Committee agreed that there was not enough clear information available to enable it to submit an informed comment. It was recommended that the applicant be requested to submit improved plans to clarify how the side access and front of the building would function. The views of the Conservation officer were also requested.
DECISION: Approved with conditions

APPLICATION: P171575
SITE: 44 and 44a Etnam Street, Leominster, HR6 8AQ
DESCRIPTION: Listed Building Consent: Number 44 – Change of use

from commercial offices to a residential dwelling on 1st and 2nd floor and loft space with internal modifications. Number 44a – refurbishment of ground floor residential flat. Works to include demolition of outhouse to accommodate staircase from the upstairs balcony, replacement windows/doors to both properties. Possible vehicular access from adjacent property to rear.

COMMENT: Committee agreed that there was not enough clear information available to enable it to submit an informed comment. It was recommended that the applicant be requested to submit improved plans to clarify how the side access and front of the building would function. The views of the Conservation officer were also requested.

DECISION: Approved with conditions
APPLICATION: P171851
SITE: 6 Rainbow Street, Leominster, HR6 8DQ
DESCRIPTION: Proposed exterior works: To repair to windows and damaged masonry, to repair and replace damaged pipes and painting of walls, windows and doors.

COMMENT: No objection
DECISION: Approved with conditions

APPLICATION: P172677
SITE: 14 Church Street, Leominster, Herefordshire, HR6 8NQ
DESCRIPTION: Works to willow and holly tree.
COMMENT: No objection subject to the views of the local Tree Warden and Tree Officer.
DECISION: Approved with conditions

APPLICATION: P163735
SITE: 2 Burgess Gardens, Burgess Street, Leominster, Herefordshire, HR6 8DG
DESCRIPTION: (Retrospective) Timber framed side extension.
COMMENT: No comment was agreed as there was insufficient detail provided of the work carried out.
DECISION: Approved with conditions

APPLICATION: P172551
SITE: Crabtree Cottage, Hyde Ash, Leominster, Herefordshire HR6 0JR
DESCRIPTION: Proposed conversion of building into ancillary living accommodation.
COMMENT: No objection
DECISION: Approved with conditions

PH77/17 PLANNING, HIGHWAYS AND PARKING MATTERS

(a) **Traffic Regulation Order Requests** – Committee was provided with an update on the various Traffic Regulation Order requests submitted, following discussions with Balfour Beatty. The following items had been discussed:

- There was a requirement to rationalise parking in Leominster. An initial proposal document was currently being developed but this had not as yet been received;
- It was acknowledged that there was an urgent need to develop a comprehensive Traffic Management Plan for Leominster;
- The junction opposite the Barons Cross Inn had been incorrectly installed following an upgrade
- The proposed roundabout on to the proposed housing development at Barons Cross needed to be sited in such a way as to ensure that there was adequate deflection to slow approaching vehicles down;
- The requested 30mph speed limit along Ginhall Lane was prioritised as 107 out of 110 TRO requests. This might become a greater priority once the proposed development at Cholstrey was completed;
- It was suggested that a traffic survey be carried out outside the schools to assess the speed of vehicles. It was agreed to contact the Safer Roads Partnership to request this;
- Options to encourage vehicles to slow down included a possible part time 20mph zone, although a great deal of signage was required. A review of the length of the proposed zone was suggested to assess the level of signage required;
- Other options included a review of school warning signs, installation of amber flashing lights, speed limit signs with yellow backing boards and red tarmac to indicate the suggestion of entering into a 20/30mph zone;
- The proposed provision of gateways at the entrances to Leominster was welcomed. It was suggested that unique Leominster features should be installed rather than the normal white gates to create entry features. A review of gateway signage would be undertaken;
- The provision of information boards in the car parks would be pursued.

(b) **Highway Matters** – Committee noted that the report to be submitted to Jesse Norman MP, as outlined under Minute PH66/17(d), had not yet commenced but would do so in the near future.

PH78/17 LEOMINSTER AREA NEIGHBOURHOOD PLAN

Committee noted that final revisions to this document had now been completed. Following discussion it was **RESOLVED**:

- That the revised Leominster Area Neighbourhood Plan be formally submitted under Regulation 16;
- That no further amendments would be undertaken;
- That, following the Regulation 16 consultation, the document be submitted for inspection.

PH79/17 DATE OF NEXT MEETING

Committee **NOTED** that the next meeting would be held on Monday 2nd October 2017 at 19:00hrs in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 8:10pm.

CHAIR:

DATE:

Costs for the 427 Minibus Club from September 2016 – September 2017 (55 weeks)

Income

Memberships Fees	244
Passenger fares (estimated for September)	1,412
LTC initial payment	250
LTC subsidy	<u>1,174</u>
	<u>3,080</u>
Total costs @ £56/week	<u>3,080</u>

Passenger Numbers per month

Month	Passengers
September 2016	40
October 2016	24
November 2016	27
December 2016	30
January 2017	28
February 2017	24
March 2017	39
April 2017	22
May 2017	32
June 2017	39
July 2017	28
August 2017	23
September 2017	33 (estimated to end of the month)