



## LEOMINSTER TOWN COUNCIL

### PLANNING & HIGHWAYS COMMITTEE

Tuesday 16<sup>th</sup> May 2017

To: All Members of the Planning & Highways Committee:  
Councillors Bartlett, Barton, Davies, Freedland, J Herschy, A Pendleton, R  
Pendleton, Preece, Rosser, 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 22<sup>nd</sup> May 2017** commencing at **18:00 hours** in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

Paul Russell  
TOWN CLERK

### AGENDA

1. **ELECTION OF CHAIR**
2. **ELECTION OF VICE CHAIR**
3. **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.
4. **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.
5. **REQUESTS FOR DISPENSATIONS**  
To consider requests for dispensations (must be notified in writing).
6. **QUESTIONS FROM THE PUBLIC (maximum 15 minutes)**  
To receive questions and statements from members of the public as provided for in Standing Orders.
7. **MINUTES OF PREVIOUS MEETING**  
To receive and approve as a correct record the minutes of the Planning & Highways Committee meeting held on 8<sup>th</sup> May 2017.



## LEOMINSTER TOWN COUNCIL

### PLANNING & HIGHWAYS COMMITTEE

**8. THE LEOMINSTER HUM**

To receive a verbal update.

**9. PLANNING APPLICATIONS**

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

**APPLICATION:** P164109  
**SITE:** 45a to 47 West Street, Leominster, HR6 8EP  
**DESCRIPTION:** Redevelopment of existing site for a mixed use of residential and commercial.  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=164109&search=164109](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=164109&search=164109)

**APPLICATION:** P171451  
**SITE:** Morrisons Supermarket, Leominster, HR6 8RH  
**DESCRIPTION:** Rebranding external signwork.  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=171451&search=171451](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=171451&search=171451)

**APPLICATION:** P171552  
**SITE:** The Gables, 138 South Street, Leominster, HR6 8JN  
**DESCRIPTION:** Works to Lime Tree  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=171552&search=171552](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=171552&search=171552)

**APPLICATION:** P171599  
**SITE:** Land of Ebnall Close, Leominster, Herefordshire  
**DESCRIPTION:** Removal of Condition 7 of permission 141006/F (construction of 4 self contained units) re surface water connection.  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=171599&search=171599](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=171599&search=171599)

**APPLICATION:** P171601  
**SITE:** 8 School Lane, Leominster, Herefordshire, HR6 8AA  
**DESCRIPTION:** Proposed conversion of upper floors into self contained flat.  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=171601&search=171601](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=171601&search=171601)

**APPLICATION:** P171697  
**SITE:** 8 School Lane, Leominster, Herefordshire, HR6 8AA  
**DESCRIPTION:** Proposed conversion of upper floors into self contained



## LEOMINSTER TOWN COUNCIL

### PLANNING & HIGHWAYS COMMITTEE

**LINK:** flat.  
[https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=171697&search=171697](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=171697&search=171697)

#### 10. DECISIONS

To note the following decisions made by Herefordshire Council:

**APPLICATION:** P170919  
**SITE:** Sundale, Newlands Drive, Leominster, Herefordshire, HR6 8PR  
**DESCRIPTION:** Proposed rear extension to form utility room with conservatory.  
**COMMENT:** No objection.  
**DECISION:** Approved with conditions

**APPLICATION:** P170996  
**SITE:** Broadward Hall, Hereford Road, Leominster, Herefordshire, HR6 8QG  
**DESCRIPTION:** Proposed steel portal framed building extension, making off an existing cattle stock building.  
**COMMENT:** No objection.  
**DECISION:** Approved

**APPLICATION:** P170930  
**SITE:** Morrisons Supermarket, Leominster, Herefordshire, HR6 8RH  
**DESCRIPTION:** Glazed entrance lobby extension to existing supermarket.  
**COMMENT:** No objection.  
**DECISION:** Approved.

**APPLICATION:** P170795  
**SITE:** Rowan House, 13 Danesfield Drive, Leominster, Herefordshire, HR6 8HW  
**DESCRIPTION:** Proposed domestic single storey side and rear extension and associated alterations.  
**COMMENT:** No objection.  
**DECISION:** Approved with conditions

**APPLICATION:** P170654  
**SITE:** 103 Bargates, Leominster, Herefordshire, HR6 8QS  
**DESCRIPTION:** Proposed rear extension.  
**COMMENT:** No objection.  
**DECISION:** Approved with conditions.

**APPLICATION:** P170595  
**SITE:** The Lilacs, Laundry Lane, Leominster, HR6 8JT



## LEOMINSTER TOWN COUNCIL

### PLANNING & HIGHWAYS COMMITTEE

**DESCRIPTION:** Removal of condition 3 (DCNC2006/2898/F) creation of an ancillary annexe. Remove condition in order to separate into two properties.

**COMMENT:** Insufficient information had been provided to enable an informed comment to be made. It was agreed to defer this item until additional information had been provided.

**DECISION:** Approved

**APPLICATION:** P170524

**SITE:** Land at Brick House Farm, Brierley, Leominster, Herefordshire, HR6 0NT

**DESCRIPTION:** Approval of Reserved Matters for access, layout, landscaping, scale and appearance (P160553/0).

**COMMENT:** No objection in principle but it was noted that the proposed drive which is proposed to be 3.6 metres wide was not wide enough to enable two cars to pass by each other and was therefore too narrow.

**DECISION:** Approved with conditions.

**APPLICATION:** P163445

**SITE ADDRESS:** Land at Eaton Hill, Leominster, Herefordshire, HR6 0DG.

**DESCRIPTION:** Proposed dwelling.

**COMMENT:** No objection

**DECISION:** Approved with conditions

#### 11. LEOMINSTER AREA NEIGHBOURHOOD PLAN

A verbal update will be provided if available.

#### 12. HIGHWAYS AND PARKING MATTERS

To receive a verbal update on the progress of outstanding highway and parking matters.

#### 13. DATE OF NEXT MEETING

The next meeting will be held on Monday 5<sup>th</sup> June 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 8<sup>th</sup> May 2017 commencing at 19:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

---

**MEMBERS PRESENT:** Councillors R Pendleton (Chair), Barton, Davies, Lacey, A Pendleton, Preece, Rumsey, Rosser, Taylor and Thomas.

**ALSO PRESENT:** Cllr Herschy and two members of the public.

**OFFICERS PRESENT:** Town Clerk.

### PH173/16 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr A Pendleton.

### PH174/16 DECLARATIONS OF INTEREST

There were no Declarations of Interest made:

### PH175/16 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

### PH176/16 QUESTIONS FROM THE PUBLIC

One member of the public was present. The following matter was raised:

- (a) **Leominster Hum** – Committee received a representation regarding the level of noise being experienced by local residents from the BPI Factory. It was confirmed that a meeting would take place on Friday 9<sup>th</sup> June 2017 at 10:00am. Representatives of Herefordshire Environmental Health, Leominster Town Council and up to three residents had been invited to a review meeting. BPI had now had the opportunity for RPS and their chosen noise specialist contractors to visit site and develop an action plan. This would be in three phases, with the first stage to be verified prior to initiating subsequent phases.

### PH177/16 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 10<sup>th</sup> April 2017 be agreed and signed as a correct record.

Members were informed that the Copper Beech Tree to the rear of the Clifton Bingo Hall would be removed on Sunday 14<sup>th</sup> May 2017. The following update was received:

- Due to the area of disease in the tree the stump would need to be fully removed so could not be used for a wood carving;
- A new tree would be planted to replace the old tree;

- 24 x 2ft lengths of wood had been secured to enable the creation of artefacts which would be sold in the TIC.

#### **PH178/16 THE LEOMINSTER HUM**

This item was dealt with under Minute PH176(a).

#### **PH179/16 PLANNING APPLICATIONS**

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

**APPLICATION:** P171045  
**SITE:** 113 Bargates, Leominster, Herefordshire, HR6 8QS  
**DESCRIPTION:** Proposed dropped kerb to provide access to newly created parking area in front garden area.  
**COMMENT:** No objection provided the drainage concerns that have been raised are addressed.

**APPLICATION:** P171264  
**SITE:** Land at Copper Beech Close, Leominster, Herefordshire, HR6 8L  
**DESCRIPTION:** Proposed single storey dwelling  
**COMMENT:** No objection provided the Arboricultural Impact Report findings are applied and that the comments from the Tree Officer are taking into consideration.

**APPLICATION:** P171248  
**SITE:** 1 Dishley Court, Newtown, Leominster, Herefordshire HR6 8QD  
**DESCRIPTION:** Amendments to 161550/L - Single storey rear extension - replace aluminium fascia and soffit and replace with painted timber.  
**COMMENT:** No objection.

**APPLICATION:** P171180  
**SITE:** 13 Broad Street, Leominster, Herefordshire, HR6 8BZ  
**DESCRIPTION:** External: Remove existing NatWest brand signage and night safe. Internal: Through-out the building, remove non-original fixtures, fittings, furniture and equipment relating to the operation of the NatWest branch.  
**COMMENT:** No objection.

**APPLICATION:** P171181  
**SITE:** 13 Broad Street, Leominster, Herefordshire, HR6 8BZ  
**DESCRIPTION:** External: Remove existing NatWest brand signage and night safe. Internal: Through-out the building, remove non-original fixtures, fittings, furniture and equipment relating to the operation of the NatWest branch.  
**COMMENT:** No objection.

**APPLICATION:** P171308  
**SITE:** 15 Croft Street, Leominster, Herefordshire, HR6 8LA  
**DESCRIPTION:** Two storey rear extension  
**COMMENT:** No objection.

**APPLICATION:** P171309  
**SITE:** Land off Westcroft, Leominster, Herefordshire  
**DESCRIPTION:** Application for approval of Reserved Matters following Outline Approval ref: 150812 for 30 No Dwellings.  
**COMMENT:** Committee had a number of concerns regarding this application for approval of Reserved Matters including:

- The access and egress to the site sited on a bend was considered to be a traffic and safety hazard;
- There were issues with drainage which needed to be addressed by the relevant utility company. If these could not be addressed then the application should be refused;
- The proposal constituted over-development of the site and consideration should be given to reducing the number of dwellings being proposed;
- Leominster Town Council should be involved in developing the S106 agreement which should include funding to improve nearby play areas, improvements to the highway network, additional public transport provision and improving the civic amenity of the area.

It was agreed to set up a site visit to discuss the proposals in more depth prior to submitting a final comment and recommendation.

**APPLICATION:** P171366  
**SITE:** Highfield, Newtown, Leominster, Herefordshire HR6 8QD  
**DESCRIPTION:** Single side extension to form garden room and single storey rear extension to enlarge utility room.  
**COMMENT:** No objection.

**APPLICATION:** P171394  
**SITE:** Hillcrest, 143 Bargates, Leominster, HR6 8QS  
**DESCRIPTION:** Works to a tree in a conservation area. T1, T2 & T3  
**COMMENT:** No objection.

## PH180/16 DECISIONS

The following grants and refusals were noted:

**APPLICATION:** P170155  
**SITE:** Oakwood Farm, Hamnish, Leominster HR6 0QN  
**DESCRIPTION:** Proposed erection of office and facilities building  
**COMMENT:** No objection

**DECISION:** Approved with conditions.

**APPLICATION:** P170233  
**SITE:** The Cemetery, Hereford Road, Leominster HR6 8JS  
**DESCRIPTION:** Change of use of land to provide 1209 burial spaces and ensure burial provision for the Leominster area for ninety years. Access roadways to the extension will be created from the existing cemetery

**COMMENT:** No Objection.  
**DECISION:** Approved with conditions.

**APPLICATION:** P170258  
**SITE:** 17 West Street, Leominster HR6 8EP  
**DESCRIPTION:** Change of use to restaurant to include A3, A4 and A5 use  
**COMMENT:** The application was noted.  
**DECISION:** Approved with conditions.

**APPLICATION:** P170524  
**SITE:** Land at Brick House Farm, Brierley, Leominster, Herefordshire, HR6 0NT  
**DESCRIPTION:** Approval of Reserved Matters for access, layout, landscaping, scale and appearance (P160553/0).  
**COMMENT:** No objection in principle but it was noted that the proposed drive which is proposed to be 3.6 metres wide was not wide enough to enable two cars to pass by each other and was therefore too narrow.  
**DECISION:** Approved with conditions.

**APPLICATION:** P170779  
**SITE:** Meath House, Mill Street, Leominster, HR6 8EF  
**DESCRIPTION:** Propose to crown reduce 1 x Willow tree (T1) by 30%.  
Crown reduce 1 x Walnut tree (T2) by 30%.  
**COMMENT:** Delegate authority to the Town Tree Warden to comment.  
**DECISION:** Trees in a conservation area - works can proceed.

**APPLICATION:** P170798  
**SITE:** 137 Bargates, Leominster, Herefordshire, HR6 8QS  
**DESCRIPTION:** Works to various Conifers.  
**COMMENT:** Delegate authority to the Town Tree Warden to comment.  
**DECISION:** Trees in a conservation area - works can proceed.

**APPLICATION:** P163445  
**SITE ADDRESS:** Land at Eaton Hill, Leominster, Herefordshire, HR6 0DG.  
**DESCRIPTION:** Proposed dwelling.  
**COMMENT:** No objection  
**DECISION:** Approved with conditions.



**APPLICATION:** P161181  
**SITE:** Land at Chipps House, Ivington, Leominster HR6 0JH  
**DESCRIPTION:** Alteration of Chipps House to create three apartments together with the demolition of modern farm buildings and the conversion of the remaining barns to create four dwellings in addition to the erection of three detached dwellings within the remaining farm yard.  
Listed Building Consent.  
**COMMENT:** No objection.  
**DECISION:** Approved with conditions.

**APPLICATION:** P161180  
**SITE:** Land at Chipps House, Ivington, Leominster, Herefordshire, HR6 0JH.  
**DESCRIPTION:** Alteration of Chipps House to create three apartments. Demolition of modern farm buildings and the conversion of and extension to the remaining barns to create four dwellings. Erection of three detached dwellings within the remaining farm yard.  
**COMMENT:** No objection.  
**DECISION:** Approved with conditions.

#### **PH181/16 COMMITTEE MATTERS**

- (a) **Community Right to Bid** – Committee **NOTED** that the application to register the Hop Poll, HR6 8DX, had been evaluated and found that it did not satisfy the criteria laid down in the Localism Act and accompanying regulations. The application had therefore been declined.

#### **PH182/16 LEOMINSTER AREA NEIGHBOURHOOD PLAN**

Committee noted that further comments had now been received from the various departments in Herefordshire Council. These would be reviewed in the next few weeks, any further amendments made prior to carrying out a two week public consultation of the revised document at the beginning of June 2017. Following on from that consultation further amendments would be made to the final plan prior to Regulation 16 submission. A further six week public consultation would follow on from that.

#### **PH183/16 HIGHWAYS AND PARKING MATTERS**

- (a) **Highways Update** – The following issues were raised by Committee:
- Concerns had been raised regarding parking and vehicle speed in South Street and Churchill Avenue by the school. Police had carried out speed checks recently
  - It was agreed to include a request to create a 20mph zone by the Primary School on the next Full Council agenda which, if supported, would be submitted to Herefordshire Council for consideration. Support from the school would also be requested;

- It was agreed to submit a request to improve the road markings on the pedestrian crossing in Bridge Street;
- Concern was expressed regarding lorries parking near Morrisons. It was suggested that yellow lines be requested to discourage this as it was a safety hazard;
- An update on the repairs and replacement of railings on various bridges damaged recently would be obtained;
- It was requested that consideration be given to requesting double yellow lines along Pierrepont Road.

**PH184/16 DATE OF NEXT MEETING**

Committee noted that its next meeting would be held on Monday 22<sup>nd</sup> May 2017 at **18:00hrs** in the Council Offices, 11 Corn Square, Leominster, HR6 8YP. Committee further noted that the Environment & Services Committee meeting would follow on at 19:00hrs.

There being no other business, the meeting closed at 8:17pm.

\_\_\_\_\_  
**CHAIR:**

\_\_\_\_\_  
**DATE:**