



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 28th February 2017

To: All Members of the Planning & Highways Committee:
Councillors R Pendleton (Chair), Thomas (Vice-Chair), Barton, Davies,
Freedland, Lacey, A Pendleton, Preece, Rosser, Rumsey and Taylor.
(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 6th March 2017** commencing at **19:00 hours** in the Council Offices, 17 West Street, Leominster HR6 8EP.

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. REQUESTS FOR DISPENSATIONS**
To consider requests for dispensations (must be notified in writing).
- 4. QUESTIONS FROM THE PUBLIC (maximum 15 minutes)**
To receive questions and statements from members of the public as provided for in Standing Orders.
- 5. MINUTES OF PREVIOUS MEETING**
To receive and approve as a correct record the minutes of the Planning & Highways Committee meeting held on 13th February 2017 (**attached**).
- 6. THE LEOMINSTER HUM**
To receive a verbal update.



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7. PLANNING APPLICATIONS

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

APPLICATION: P170233

SITE: The Cemetery, Hereford Road, Leominster HR6 8JS

DESCRIPTION: Works to three trees. Silver Birch, Twisted Willow and Ash Trees

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=170233&search=p170233>

APPLICATION: P170258

SITE: 17 West Street, Leominster HR6 8EP

DESCRIPTION: Change of use to restaurant to include A3, A4 and A5 use

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=170258&search=p170258>

APPLICATION: P170282

SITE: 15 Croft Street, Leominster HR6 8LA

DESCRIPTION: Two storey rear extension.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=170282&search=p170282>

APPLICATION: P170297

SITE: 39 Broad Street, Leominster HR6 8DD

DESCRIPTION: Conversion of single dwelling to form three separate town houses

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=170297&search=p170297>

APPLICATION: P170348

SITE: Meadway, Portna Warden Lane, Leominster HR6 8RS

DESCRIPTION: Erection of single storey side and rear extension.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=170348&search=p170348>

APPLICATION: P170548

SITE: 127 Bargates, Leominster HR6 8QS

DESCRIPTION: Works to three trees. Silver Birch, Twisted Willow and Ash Trees

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=170548&search=p170548>



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APPLICATION: P170571
SITE: 11 Corn Square, Leominster HR6 8YP
DESCRIPTION: Fell three Lleylandi.
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=170571&search=p170571>

Applications for consideration following the previous meeting held on Monday 13th February 2017:

APPLICATION: P170275
SITE: Land adjoining The Hop Pole, Bridge Street, Leominster
DESCRIPTION: Proposed terrace of 3 cottages
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=170275&search=p170275>

APPLICATION: P170276
SITE: Land at The Hop Pole, Bridge Street, Leominster
DESCRIPTION: Proposed conversion of public house into 3 self contained residential units
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=170276&search=p170276>

APPLICATION: P170277
SITE: Land fronting Mill Street at The Hop Pole, Bridge Street, Leominster
DESCRIPTION: Outline: Proposed site for housing development for terrace of 10 dwellings
LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=170277&search=p170277>

8. DECISIONS

At the time of publication the Herefordshire Council website was unavailable due to essential maintenance being carried out. An update will be provided at the meeting.

9. LEOMINSTER AREA NEIGHBOURHOOD PLAN

To receive an update on progress to Regulation 16 of the LANP.

10. HIGHWAYS

- (a) **A49 Proposals** – To consider the concerns raised by the Herefordshire Transport Alliance regarding the longer term potential implications of



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Herefordshire Council's Transport Plan Strategy for major road infrastructure for the County.

- (b) Highway Repairs** – To note that confirmation has been received that remedial pothole repairs took place in Ryelands Road on Friday 20th January 2017 and were done to a good but temporary standard. These repairs will be monitored by the Locality Steward for the area on a regular basis.

With regard to the resurfacing of Ryelands Road, Herefordshire Council is currently strongly considering that this is included in the 2017/18 programme of works. Once the 2017/18 Annual Plan is in place it will be delivered to all Councillors for their information.

10. PARKING

- (a) Etnam Street Parking Proposals** – To consider the various proposals put forward relating to Etnam Street car park. A full report will be sent to Members as soon as it has been completed.

11. DATE OF NEXT MEETING

The next meeting will be held on Monday 20th March 2017 at 19:00hrs. Venue to be confirmed.

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PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 13th February 2017 commencing at 19:00 hours in the Council Offices, 17 West Street, Leominster HR6 8EP.

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

ALSO PRESENT: Ward Cllrs Bartlett and Stone and one member of the public.

OFFICERS PRESENT: Town Clerk.

PH129/16 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Freedland and Taylor (work).

PH130/16 DECLARATIONS OF INTEREST

The following Declaration of Interest was made:
Cllr Rumsey: Personal Interest regarding the Hop Pole.

PH131/16 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH132/16 QUESTIONS FROM THE PUBLIC

One member of the public was present but no matters were raised.

PH133/16 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 23rd January 2017 be agreed and signed as a correct record.

PH134/16 THE LEOMINSTER HUM

Cllr R Pendleton provided the following update:

- A meeting between BPI, Herefordshire Council and Leominster Town Council was held on Monday 6th February 2017;
- A copy of the report and presentation were awaited. These would be subject to a confidentiality agreement. Cllr Pendleton would write a summary for the Town Council on receipt;
- The presentation had been detailed and findings had identified a significant nuisance at night, with a reduced nuisance during the day;
- BPI were looking at options to help address the issues identified and had agreed to communicate with both neighbouring residents and the Town Council regarding future actions to be taken;
- Once a plan of action had been developed and costed it was hoped that investment could begin but it would not be in the immediate future.

PH135/16 PLANNING APPLICATIONS

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

APPLICATION: P164109
SITE: 45a to 47 West Street, Leominster HR6 8EP
DESCRIPTION: Redevelopment of existing site for a mixed use of residential and commercial.
COMMENT: No objection

APPLICATION: P170225
SITE: 26 Burgess Street, Leominster HR6 8DE
DESCRIPTION: Proposed works to Ash Tree. Crown lift to allow light into owners and neighbouring properties. Deadwood the tree to make safe.
COMMENT: No objection

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

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.

APPLICATION: P170276
SITE: Land at The Hop Pole, Bridge Street, Leominster
DESCRIPTION: Proposed conversion of public house into 3 self contained residential units

- 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.

APPLICATION: P170277

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

DESCRIPTION: Outline: Proposed site for housing development for terrace of 10 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.
 - Committee **RESOLVED** to try to arrange a site visit to the site on Friday 17th February 2017 at 10:15am. Following the meeting Committee agreed to delegate the final response to members of the Committee who had attended the site visit.

APPLICATION: P170289
SITE: Field 5251 north east of roundabout on A49 and A44, Leominster
DESCRIPTION: Proposed conversion of an agricultural building into a one bedroomed single storey dwelling.
COMMENT: Concern was expressed that this application was sited on the flood plain and the access required to the development would be too close to the roundabout thus creating a traffic hazard.

PH136/16 DECISIONS

The following decisions by Herefordshire Council were noted.

Grants/Approvals

APPLICATION: P163652
SITE: Townsend House, 15 Green Lane, Leominster, Herefordshire, HR6 8QJ
DESCRIPTION: Installation of five rooflights (retrospective).
COMMENT: No objection
DECISION: Approved

APPLICATION: P161692
SITE: 51 West Street, Leominster, HR6 8EP
DESCRIPTION: Change of use to three cottages and one new flat at first floor and retention of part of existing ground floor commercial unit.
COMMENT: The Committee had no objection to the proposal, provided that adequate provisions were made for parking and waste storage. Details of the external changes required and proposed parking provisions needed to be confirmed prior to any development taking place.
DECISION: Approved with conditions.

APPLICATION: P163799
SITE: Fontenay, Pierrepont, Leominster, HR6 8RA
DESCRIPTION: Conservatory extension to principle elevation.
COMMENT: No objection subject to the proposal meeting building regulations.
DECISION: Approved with conditions.

APPLICATION: P163818
SITE: 22 Caradoc Drive, Leominster, Herefordshire, HR6 8BQ
DESCRIPTION: Proposed ground floor extension.
COMMENT: No objection
DECISION: Approved with conditions.

APPLICATION: P163988
SITE: The Coach House, The Grange, Leominster, HR6 8NP
DESCRIPTION: Works to trees in a conservation area.

COMMENT: No objection
DECISION: Trees in a conservation area – works can proceed.

PH137/16 HIGHWAYS

- (a) **B4361 At Marlbrook And Wharton - Appraisal of The Existing 50 MPH Speed Limit** – Committee noted the report and recommendations regarding the appraisal of the speed limit on this stretch of the highway. Following consideration it was agreed to support the recommendation not to amend the speed limit.
- (b) **Highway Repairs** – Committee noted that the remedial work to the pothole repairs carried out along Ryelands Road was still of poor quality. Committee **RESOLVED** to formally raise concerns regarding the standard of the work undertaken and further agreed to request that consideration be given to resurfacing this stretch of highway due to the very poor surface and the failure by the contractor to safely and adequately repair it.

PH138/16 PARKING MATTERS

- (a) **Etnam Street** – Committee considered the proposal put forward by Herefordshire Council's Parking Department to amend the hours of parking in Etnam Street car park and, following discussion, **RESOLVED:**
- That the proposals as they stand be rejected;
 - That the ability to park free of charge from 6pm to 8am be retained;
 - That an all day parking tariff be considered from 8am to 6pm only;
 - That consideration be given to providing up to 10 allocated spaces to Leominster Town Council from 8am to 6pm at a reduced rate to the proposed cost of £650. Based on the proposed tariff which would cover 24 hours it was suggested that this rate be reduced from £650 to £271, which reflects 10/24th of £650.
- (b) **CCTV Visit** – Committee noted that a visit to the CCTV control room would take place on Thursday 23rd February 2017 at 10.30am. Committee further noted the well deserved award presented to Ms Debbie Stringer by Herefordshire Council for past services.
- (c) **Additional Items** – Committee agreed to consider the following additional items:
- A waste Charges Consultation was currently being undertaken by Herefordshire Council. Closing date was 3rd March 2017;
 - Committee raised no objection to the variation of the Club Licence of the Leominster Sports & Social Club;
 - Planning Application 170052 – Cllr A Pendleton, Tree Warden, reported to Committee that following discussions with the Planning Department there appeared to be no alternative to the removal of the Copper Beech Tree behind the Bingo Hall due to safety issues raised.

Following consideration Committee agreed to support the application to remove the tree on the proviso that:

- A suitably sized replacement tree be planted to replace the existing Copper Beech Tree;
- That consideration be given to retaining the tree trunk and creating an appropriate wooden sculpture to commemorate its existence.

Committee thanked Cllr A Pendleton for all the hard work she had undertaken dealing with this matter.

PH139/16 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 6th March 2017 at 19:00hrs in the Council Chamber, 17 West Street, Leominster HR6 8EP.

There being no other business, the meeting closed at 8:18pm.

CHAIR:

DATE: