



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 29th August 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 4th September 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.



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5. MINUTES OF PREVIOUS MEETING

To receive and approve as a correct record the minutes of the Planning & Highways Committee meeting held on 14th August 2017.

6. THE LEOMINSTER HUM

To receive an update of works carried out during the shutdown.

7. PLANNING APPLICATIONS

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

APPLICATION: P172532
SITE: Shops, 1-3 Castlefields, , Leominster, HR6 8BG
DESCRIPTION: Proposed extension to Castlefield Stores.
COMMENT: Request an extension to the consultation time as there was concern that this was a retrospective application and the plans provided were of extremely poor quality and very hard to read. Clearer plans would be requested. The Town Council had previously objected to a similar application at this site.

LINK: https://www.herefordshire.gov.uk/info/200142/planning-services/planning_application_search/details?id=172532&search=172532

APPLICATION: P172634
SITE: The White House, 94 Bridge Street, Leominster HR6 8DZ
DESCRIPTION: Removal of side extension to the north and construction of a two storey replacement. The removal of rear extension and replacement with a two storey and a single storey flat roof extension.

LINK: https://www.herefordshire.gov.uk/info/200142/planning-services/planning_application_search/details?id=172634&search=172634

APPLICATION: P170818
SITE: 29-31 West Street, Leominster, HR6 8EP
DESCRIPTION: Proposed conversion of attic into self-contained flat.
LINK: https://www.herefordshire.gov.uk/info/200142/planning-services/planning_application_search/details?id=170818&search=170818

APPLICATION: P170859
SITE: Land at Laundry Lane, Leominster, Herefordshire
DESCRIPTION: Variation of condition 2 of planning permission 140665 for change of site plan with tenure mix.
LINK: https://www.herefordshire.gov.uk/info/200142/planning-services/planning_application_search/details?id=170859&search=170859



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8. DECISIONS

To note the following decisions made by Herefordshire Council:

- APPLICATION:** P170898
SITE: Workshop, Long Acre, Ebnall, Leominster, Herefordshire HR6 9AL.
DESCRIPTION: Proposed change of use of B8 commercial yard to B2, demolition of vehicle repair shop. Erection of a new workshop building and office, with associated landscaping and advertising.
COMMENT: Recommend refusal to this application on the following grounds:
- There is concern that the proposal could create a noise and nuisance issue;
 - The proposal for change of use will potentially impinge on the amenity of neighbouring residents;
 - The proposal does not include a Noise Management Plan which is essential prior to any decision being taken.
- DECISION:** Approved with conditions
- APPLICATION:** P171833
SITE: 24 Broad Street, Leominster, HR6 8BS
DESCRIPTION: Demolish and rebuild Victorian annex to rear of property. Installation of underfloor heating to rear ground floor room and other works detailed within the specification (Retrospective)
COMMENT: No objection subject to the views of the Conservation Officer.
DECISION: Approved with conditions
- APPLICATION:** P172219
SITE: 24 Broad Street, Leominster, HR6 8BS
DESCRIPTION: Listed Building Consent: Demolish and rebuild Victorian annex to rear of property. Installation of underfloor heating to rear ground floor room and other works detailed within the specification (Retrospective)
COMMENT: No objection subject to the views of the Conservation Officer.
DECISION: Approved with conditions
- 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



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COMMENT: both properties. Possible vehicular access from adjacent property to rear. 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: P172039

SITE: Green Cottage, Upper Ivington, Leominster, HR6 0JN

DESCRIPTION: Proposed alterations and extensions

COMMENT: No objection.

DECISION: Approved

9. PLANNING, HIGHWAYS AND PARKING MATTERS

(a) Minerals and Waste Local Plan (MWLP) – Issues and Options

Consultation – The Minerals and Waste Local Plan Issues and Options paper is being consulted upon until Friday 6 October 2017. A short presentation for stakeholders and other interested parties will take place at Shirehall, St Peter's Square, Hereford from 11-1pm on Friday 8 September 2017. Officers will be available to answer any questions. There will also be a drop in exhibition from 2-4pm on the same day. The Issues and options paper can be viewed online at the following web address:

www.herefordshire.gov.uk/mineralsandwaste or within the county's libraries and info centres.



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- (b) **Meeting with Developer** – To receive a verbal update following the site meeting regarding potential residential development in Leominster.
- (c) **Traffic Regulation Orders** – An update on the various Traffic Regulation Order requests will be provided. To note that the request to create a 30mph zone along Ginhall Lane is listed at 107 out of 110 due to its environment.
- (d) **Highway Matters** – To discuss the response received from Jesse Norman MP regarding plans to improve the poor state of the highways in Herefordshire.

10. LEOMINSTER AREA NEIGHBOURHOOD PLAN

To receive a verbal update on the progress of this document.

11. DATE OF NEXT MEETING

It is requested that the next meeting be held on Monday 18th September 2017 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 14th August 2017 commencing at 19:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

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

ALSO PRESENT: Two members of the public.

OFFICER PRESENT: Town Clerk.

PH46/17 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr Bartlett (illness), Freedland (holiday) and Herschy (holiday).

PH47/17 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH48/17 HEREFORDSHIRE COUNCIL MEMBER DISPENSATIONS

There were no County Councillors present.

PH49/17 QUESTIONS FROM THE PUBLIC

There were two members of the public in attendance. The following matters were raised:

Concern was expressed regarding the parking in Westfield Walk. Inconsiderate parking had resulted in a resident being blocked in to their drive and unable to exit. Parking for the pharmacy and doctors surgery was restricting access to property along the road.

There were also concerns regarding alleged drug dealing in the road, leaves on the road and pavement, the size of the tree and the lack of gritting during cold weather, bearing in mind the amount of traffic that used the road.

The residents were advised to raise the issues relating to drug misuse with the Police and the highway issues with Herefordshire Council. Committee agreed to raise the concerns above with the relevant organisations and request that some enforcement be undertaken to discourage illegal parking and obstruction.

PH50/17 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 17th July 2017 be agreed and signed as a correct record.

PH51/17 THE LEOMINSTER HUM

No further update had been received.

PH52/17 PLANNING APPLICATIONS

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

APPLICATION: P172667
SITE: Flats at 28 High Street, Leominster, Herefordshire, HR6 8LZ
DESCRIPTION: Proposed flat.
COMMENT: No objection

APPLICATION: P170275
SITE: Land adjoining The Hop Pole, Bridge Street, Leominster, Herefordshire.
DESCRIPTION: Proposed terrace of 3 cottages.
COMMENT: Recommend refusal on the following grounds:

- The proposal was considered to be over-development of a small site;
- The proposal was not in keeping with a building of both historical interest and of architectural value;
- It was understood that the Hop Pole had now been listed and no Listed Building Consent application had been received;
- The proposal would create a terracing effect that would deter from the visual amenity of the street scene;
- The proposal would result in reducing the visual interest of the current street scene;
- There is historically significant architectural features in the existing building, in particular the medieval cruck roof and the entire timber framed structure, should be protected;
- Committee wished to reiterate its previous objections, noting that some effort had been made to store waste;
- Committee further requested that this application be considered by the Herefordshire Planning Committee due to the sensitivity of the site.

APPLICATION: P170276
SITE: Land at The Hop Pole, Bridge Street, Leominster, Herefordshire
DESCRIPTION: Proposed conversion of public house into 3 self contained residential units.
COMMENT: Recommend refusal on the following grounds:

- The proposal would result in the loss of a commercial premises;

- The proposal was not in keeping with a building of both historical interest and of architectural value;
- It was understood that the Hop Pole had now been listed and no Listed Building Consent application had been received;
- Concern was expressed that the proposal could result in the destruction of a unique heritage feature of the town;
- There is historically significant architectural features in the existing building, in particular the medieval cruck roof and the entire timber framed structure, should be protected;
- Committee wished to reiterate its previous objections, noting that some effort had been made to store waste;
- Committee further requested that this application be considered by the Herefordshire Planning Committee due to the sensitivity of the site.

APPLICATION: P172551
SITE: Crabtree Cottage, Hyde Ash, Leominster, Herefordshire HR6 0JR

DESCRIPTION: Proposed conversion of building into ancillary living accommodation.

COMMENT: No objection

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.

APPLICATION: P172354
SITE: 65 Etnam Street, Leominster, Herefordshire, HR6 8AE

DESCRIPTION: Replacement window.

COMMENT: No objection provided it was in keeping with the listed building.

APPLICATION: P172532
SITE: Shops, 1-3 Castlefields, , Leominster, HR6 8BG

DESCRIPTION: Proposed extension to Castlefield Stores.

COMMENT: Request an extension to the consultation time as there was concern that this was a retrospective application and the plans provided were of extremely poor quality and very hard to read. Clearer plans would be requested. The Town Council had previously objected to a similar application at this site.

APPLICATION: P172793
SITE: 414 Buckfield Road, Leominster, HR6 8SD

DESCRIPTION: Proposed two storey extension to side of existing house.
COMMENT: No objection

Following consideration it was **RESOLVED** to request that P172135, Barons Cross Camp, Cholstrey, Leominster be considered by the Herefordshire Planning Committee and not decided under delegated authority.

PH53/17 DECISIONS

The following approvals were noted:

APPLICATION: P171264
SITE: Land at Copper Beech Close, Leominster, Herefordshire, HR6 8LE
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.
DECISION: Approved with conditions

APPLICATION: P171673
SITE: 43 Westgate, Leominster, Herefordshire, HR6 8SA
DESCRIPTION: Proposed single storey extension to rear of dwelling.
COMMENT: No objection
DECISION: Approved with conditions

APPLICATION: P171638
SITE: Land at Westfield Farm, Cobnash, Kingsland, Herefordshire
DESCRIPTION: Proposed Funeral Directors.
COMMENT: No objection.
DECISION: Approved with conditions

APPLICATION: P171860
SITE: 94 Bargates, Leominster, Herefordshire, HR6 8QT
DESCRIPTION: Proposed removal of existing conservatory and erection of an orangery.
COMMENT: No objection.
DECISION: Approved with conditions

APPLICATION: P171903
SITE: Vacant Site Adjacent To, 54 Green Lane, Leominster, Herefordshire, HR6 8QW
DESCRIPTION: Proposed construction of a pair of semidetached dwellings.
COMMENT: No objection.
DECISION: Approved with conditions

APPLICATION: P172157
SITE: Sherbrook, Newlands Drive, Leominster, Herefordshire, HR6 8PR
DESCRIPTION: Single storey side and rear extensions with garage conversion.
COMMENT: No objection.
DECISION: Approved with conditions

APPLICATION: P171601
SITE: 8 School Lane, Leominster, Herefordshire, HR6 8AA
DESCRIPTION: Proposed conversion of upper floors into self-contained flat.
COMMENT: No objection.
DECISION: Approved with conditions

APPLICATION: P171749
SITE: 72 Bargates, Leominster, Herefordshire, HR6 8QS
DESCRIPTION: Proposed drive way parking to and dropped kerb to front of house.
COMMENT: No objection provided the tree identified is protected.
DECISION: Approved with conditions

APPLICATION: P172146
SITE: Crab Tree Workshop, Knoakes Lane To C1105, Hyde Ash, Herefordshire, HR6 0JS
DESCRIPTION: Variation to Condition 2 Reference 161259 (Proposed conversion; /alteration to form office. w.c. store and link lobby) - Replace 'link' flat roof with slated pitched roof and change rear (NE) roof covering and pitch.
COMMENT: No objection subject to the views of the Conservation Officer.
DECISION: Approved

PH54/17 APPLICATION FOR GRANT/VARIATION OF PREMISES LICENCE

Following consideration Committee **RESOLVED** to object to the application to vary the premises licence for The Ducker (formally The Ducking Stool), 11 South Street, Leominster, Herefordshire, HR6 8JA as there were concerns regarding potential public nuisance, public safety and crime and disorder.

PH55/17 HIGHWAYS AND PARKING MATTERS

- (a) **Proposed Meeting with Developer** – Committee agreed to organise a pre planning application meeting with a local developer to discuss outline development proposals.
- (b) **S106 Task & Finish Group** – Committee noted the report presented and agreed to add the following items to the asset list for consideration:
- The toilets at the bus station;
 - The bus station site;

- To consider requesting an asset transfer of the bus station from Herefordshire Council to Leominster Town Council

(c) **Barons Cross Speeding Issues** – Committee noted that a meeting with the Safer Roads Partnership and the Police had taken place to discuss traffic and speeding issues around Barons Cross. Data had already been collected near the Morrisons Supermarket. The Safer Roads Partnership would consider additional traffic counts and advise on other traffic reducing options.

(d) **Additional Items for Information** – Committee noted the following additional items:

- Football Club – It was agreed to find out whether the additional land at the football club had now been formerly transferred to the Club from Herefordshire Council;
- Bridge Street Bridge – concerns had been expressed regarding the standard of welding undertaken. This was currently being addressed;
- Letters from Bill Wiggin MP and Jesse Norman MP had been received regarding the poor state of the highways in Herefordshire. A copy would be distributed to all members and an item included on the next agenda;
- Members noted that the Minerals and Waste Local Plan Issues and Options consultation would run until 6th October 2017. This would be included on the next agenda;
- Members noted the following road closures:
 A4111 Eardisley Village – Preparatory works: Monday, 21 August to Friday, 25 August with road closure 08.00 hours to 17.00 hours daily
 Resurfacing works: Tuesday, 29 August to Friday, 1 September
 Road closure – 08.00 hours to 17.00 hours daily. Please note that the road will be open on the bank holiday Monday.
 B4218 Walwyn Road, Colwall – Preparatory works: Wednesday, 16 August to Friday, 18 August, two-way traffic lights will be in operation – 08.00 hours to 17.00 hours daily
 Resurfacing works: Saturday, 19 August to Monday, 21 August
 Road closure – 08.00 hours to 17.00 hours daily

PH56/17 LEOMINSTER AREA NEIGHBOURHOOD PLAN

There was no further update available.

PH57/17 DATE OF NEXT MEETING

Committee agreed to amend the date of the next meeting, which would now be held on Monday 4th September 2017 at 19:00hrs in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 8:23pm.

CHAIR:

DATE: