



# LEOMINSTER TOWN COUNCIL

## PLANNING & HIGHWAYS COMMITTEE

Tuesday 10<sup>th</sup> October 2017

To: All Members of the Planning & Highways Committee:  
Councillors Thomas (Chair), Rosser (Vice-Chair), Bartlett, Barton, Davies,  
Egan, Freedland, J Herschy, R Pendleton, Preece and Rumsey.  
(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 16<sup>th</sup> 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. REQUESTS FOR DISPENSATIONS**  
To consider requests for dispensations (must be notified in writing).
- 5. 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

#### 6. MINUTES OF PREVIOUS MEETING

To receive and approve as a correct record the minutes of the Planning & Highways Committee meeting held on 2<sup>nd</sup> October 2017.

#### 7. THE LEOMINSTER HUM

To receive an update if available.

#### 8. PLANNING APPLICATIONS

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

**APPLICATION:** P173462  
**SITE:** Stag Batch House, Monkland Rd, Leominster HR6 9DA  
**DESCRIPTION:** Proposed provision of roof over existing silage bunker to reduce surface runoff  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=173462&search=173462](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=173462&search=173462)

**APPLICATION:** P173463  
**SITE:** Stag Batch House, Monkland Rd, Leominster HR6 9DA  
**DESCRIPTION:** Proposed provision of roof over cattle handling area to reduce surface runoff  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=173463&search=173463](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=173463&search=173463)

**APPLICATION:** P173662  
**SITE:** Ashfield House Residential Home, Bargates, Leominster HR6 8QU  
**DESCRIPTION:** Works to 6 trees in a Conservation Area  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=173662&search=173662](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=173662&search=173662)

#### 9. DECISIONS

To note the following decisions made by Herefordshire Council:

**APPLICATION:** P163601  
**SITE:** Hay Lane Farm, Hay Lane, Kimbolton, Leominster, Herefordshire.  
**DESCRIPTION:** Proposed erection of an agricultural workers dwelling and the erection of an agricultural building to house cattle.  
**COMMENT:** No objection  
**DECISION:** Approved with conditions



## LEOMINSTER TOWN COUNCIL

### PLANNING & HIGHWAYS COMMITTEE

- 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.  
**DECISION:** Approved with conditions
- APPLICATION:** P172793  
**SITE:** 414 Buckfield Road, Leominster, HR6 8SD  
**DESCRIPTION:** Proposed two storey extension to side of existing house.  
**COMMENT:** No objection  
**DECISION:** Approved with conditions
- APPLICATION:** P172818  
**SITE:** 29-31 West Street, Leominster, HR6 8EP  
**DESCRIPTION:** Proposed conversion of attic into self-contained flat.  
**COMMENT:** No objection although concern was expressed regarding storage facilities for refuse/waste.  
**DECISION:** Approved with conditions
- 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.  
**DECISION:** Approved with conditions
- 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.  
**COMMENT:** No objection  
**DECISION:** Approved with conditions
- APPLICATION:** P172893  
**SITE:** 134 The Meadows, Leominster, HR6 8RE  
**DESCRIPTION:** Proposed single storey kitchen and dining room extension.  
**COMMENT:** No objection  
**DECISION:** Approve with conditions



## LEOMINSTER TOWN COUNCIL

### PLANNING & HIGHWAYS COMMITTEE

**APPLICATION:** P162556  
**SITE:** Land west of Eaton Hill, Leominster  
**DESCRIPTION:** Erection of two poultry units, feed bins, widening of existing access, new access track and associated development.  
**COMMENT:** Following a site visit by members of the Committee it was recommended that no objection to this planning application be submitted on the condition that no effluent was discharged into the nearby watercourse. A vote was taken, the result being: For: 3, Against: 1, Abstention: 1. The recommendation was duly carried.  
**DECISION:** Approved with conditions

#### 10. PLANNING, HIGHWAYS AND PARKING MATTERS

(a) **Highway Matters** – To receive an update on outstanding Highway Matters.

#### 11. LEOMINSTER AREA NEIGHBOURHOOD PLAN

The revised plan has been submitted to Herefordshire Council under Regulation 16. To date no acknowledgement has been received of receipt but an update will be provided at the meeting.

#### 12. DATE OF NEXT MEETING

It is requested that the next meeting be held on Monday 6<sup>th</sup> November 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 2<sup>nd</sup> October 2017 commencing at 19:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

---

**MEMBERS PRESENT:** Councillors R Pendleton (Chair), Barton, Egan, Freedland, Herschy and Rumsey.

**ALSO PRESENT:** One member of the public

**OFFICER PRESENT:** Town Clerk.

Prior to the commencement of the meeting Committee **RESOLVED** to appoint Cllr R Pendleton to chair the meeting

**PH80/17 APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllrs Bartlett (personal), Davies (personal), Rosser (work), Thomas (holiday) and Preece (holiday).

**PH81/17 DECLARATIONS OF INTEREST**

There were no Declarations of Interest made.

**PH82/17 HEREFORDSHIRE COUNCIL MEMBERS**

There were no Herefordshire Council members present.

**PH83/17 QUESTIONS FROM THE PUBLIC**

There was one member of the public in attendance. The following matter was raised:

*P162594*

Committee received further representations regarding the industrial development to the rear of Silurian Close and to which planning application P162594 was a part of.

Concern was expressed that despite a number of submissions to Herefordshire Council Planning Department regarding this development, which it was alleged had encroached onto a footpath, had not adhered to the planning permissions granted, had undertaken development despite permission being refused and had covered a watercourse, no action had been taken to address any of the issues raised.

The Town Council had raised the concerns via email on 5<sup>th</sup> September 2017 and had been informed that the matter had been referred to the Enforcement Officer on 11<sup>th</sup> September 2017. No further update had been received.

The resident was advised that if he was not satisfied with the way Herefordshire Council was dealing with the planning issues he should:

- Contact his local Ward Councillor;
- Submit an official complaint to Herefordshire Council;
- If he was not satisfied with the response to the complaint he could refer the matter to the Ombudsman to investigate.

The resident was provided with all the relevant details to enable him to pursue the above course of action.

**PH84/17 MINUTES OF PREVIOUS MEETING**

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 18<sup>th</sup> September 2017 be agreed and signed as a correct record.

**PH85/17 THE LEOMINSTER HUM**

There was no further update available.

**PH86/17 PLANNING APPLICATIONS**

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

**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  
**COMMENT:** No objection.

**APPLICATION:** P173327  
**SITE:** Home Farm, Hennor, Leominster HR6 0QR  
**DESCRIPTION:** Proposed new agricultural building  
**COMMENT:** No objection subject to the following conditions being included:

- The proposal did not result in additional traffic movements;
- The proposal complied with all the conditions put in place by the Herefordshire Council Planning Authority.

**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)  
**COMMENT:** No objection subject to the following conditions being included:

- The provision of car parking to service the new dwelling;

- Provision was made to store waste created by the new dwelling;
- The proposal complied with all the conditions put in place by the Herefordshire Council Planning Authority.

**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)  
**COMMENT:** No objection. subject to the following conditions being included:

- The provision of car parking to service the new dwelling;
- Provision was made to store waste created by the new dwelling;
- The proposal complied with all the conditions put in place by the Herefordshire Council Planning Authority.

#### PH87/17 DECISIONS

The following decisions were noted:

**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.

**PH88/17 PLANNING, HIGHWAYS AND PARKING MATTERS**

- (a) **Highway Matters** – The proposal for the provision of a new link road to service the southern side of Leominster would be completed within the next two weeks.

Concern was expressed regarding the poor state of the highway on the corner of Corn Street and West Street. During wet periods pedestrians were constantly being splashed. There were also concerns regarding drainage clearance.

- (b) **427 Replacement Bus Service** – Following consideration it was **RESOLVED** to continue this service currently being supported by Leominster Town Council for a further 12 months. Regular updates on passenger numbers was requested.

**PH89/17 LEOMINSTER AREA NEIGHBOURHOOD PLAN**

Committee noted that this document had now been submitted to Herefordshire Council under Regulation 16. A further update would be provided in due course

**PH90/17 LICENSING ACT 2003**

Committee noted the following Licence grant applications/variations received but did not wish to make comment:

- Morrisons Daily Petrol Filling Station
- 11 Corn Square

**PH91/17 DATE OF NEXT MEETING**

Committee **NOTED** that the next meeting would be held on Monday 16<sup>th</sup> October 2017 at 19:00hrs in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 7:56pm.

---

**CHAIR:**

---

**DATE:**