



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 31st 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 6th November 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.



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6. MINUTES OF PREVIOUS MEETING

To receive and approve as a correct record the minutes of the Planning & Highways Committee meeting held on 16th October 2017.

7. THE LEOMINSTER HUM

To note that the work has all been completed except for a few items on the snagging list. BPI will be re-engaging RPS to carry out another survey to enable comparisons. A date had not yet been arranged as the final few items need to be completed as two areas could allow noise escape.

8. PLANNING APPLICATIONS

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

APPLICATION: P173879

SITE: Home Farm, Hennor, Leominster HR6 0QR

DESCRIPTION: Proposed outdoor riding area. Change of use from agricultural

LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=173879&search=173879

APPLICATION: P173881

SITE: 72 Bargates, Leominster HR6 8QS

DESCRIPTION: Proposed two storey extension and front entrance porch

LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=173881&search=173881

9. DECISIONS

To note the following decisions made by Herefordshire Council:

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: Concerns were raised regarding the following points:

- The proposal constitutes an industrial process and should therefore be sited in a more appropriate location;
- The proposal will inevitably impinge on the visual and historic amenity of Eaton Hill;
- Potential for run-off from the site to cause contamination of local waterways and woodlands, with particular reference to the fact that the River Lugg is a designated SSSI;



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- Possible impact on local residents due to noise and odours;
- Lorry access along existing public footpaths would constitute a potential safety hazard;
- Positive impact on local employment opportunities is likely to be minimal, given low staffing requirements for the facility;
- Leominster Town Council recommends that a full Environmental Statement be required for the development.

The Committee agreed to defer the decision until their next meeting on Monday 19th September, following a site visit on Friday 9th September.

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

APPLICATION: P172893
SITE: 134 The Meadows, Leominster, HR6 8RE
DESCRIPTION: Proposed single storey kitchen and dining room extension.
COMMENT: No objection
DECISION: Approved with conditions

APPLICATION: P172499
SITE: Land off Ebnal Close, , Leominster,
DESCRIPTION: Proposed construction of 4 self contained flats with associated parking and gardens
COMMENT: No objection
DECISION: Approved with conditions

APPLICATION: P172745
SITE: 43 Westcroft, Leominster HR6 8HF
DESCRIPTION: Proposed two storey extension.
COMMENT: No objection
DECISION: Approved with conditions

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



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10. PLANNING, HIGHWAYS AND PARKING MATTERS

- (a) **Highway and Development Matters** – Please see the attached report. Some of the contents of this report are confidential so it will not be made public at present.

11. LEOMINSTER AREA NEIGHBOURHOOD PLAN

The revised plan has been submitted to Herefordshire Council under Regulation 16. Acknowledgement has been received and consultation dates will be confirmed in due course.

12. DATE OF NEXT MEETING

It is requested that the next meeting be held on Monday 20th November 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 16th October 2017 commencing at 19:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

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

ALSO PRESENT: Ward Cllr Stone and four members of the public

OFFICER PRESENT: Town Clerk.

PH92/17 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr Freedland.

PH93/17 DECLARATIONS OF INTEREST

The following Declarations of Interest was made:

- Cllr Preece (personal) P173462 and P173463.

PH94/17 HEREFORDSHIRE COUNCIL MEMBERS

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.

PH95/17 REQUESTS FOR DISPENSATIONS

There had been no requests received.

PH96/17 QUESTIONS FROM THE PUBLIC

Four members of the public were present. Clarification was provided regarding planning applications P173462 and P173463.

PH97/17 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 2nd October 2017 be agreed and signed as a correct record.

It was noted that enforcement action had been taken regarding P162594 and a revised application had been requested as soon as possible.

PH98/17 THE LEOMINSTER HUM

An update had been requested but a response had not yet been received.

PH99/17 PLANNING APPLICATIONS

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

APPLICATION: P173462
SITE: Stag Batch House, Monkland Rd, Leominster HR6 9DA
DESCRIPTION: Proposed provision of roof over existing silage bunker to reduce surface runoff
COMMENT: No objection

APPLICATION: P173463
SITE: Stag Batch House, Monkland Rd, Leominster HR6 9DA
DESCRIPTION: Proposed provision of roof over cattle handling area to reduce surface runoff
COMMENT: No objection

APPLICATION: P173662
SITE: Ashfield House Residential Home, Bargates, Leominster HR6 8QU
DESCRIPTION: Works to 6 trees in a Conservation Area
COMMENT: No objection

APPLICATION: P173356
SITE: Chequers Inn, Etnam Street, Leominster HR6 8AE
DESCRIPTION: Proposed covered shelter
COMMENT: No objection

APPLICATION: P173357
SITE: Chequers Inn, Etnam Street, Leominster HR6 8AE
DESCRIPTION: Listed Building Consent: Proposed covered shelter
COMMENT: No objection

APPLICATION: P173650
SITE: Brierley Court Barns, Brierley Lane, Leominster HR6 0NU
DESCRIPTION: Application variation of condition 2 of P162302/F
COMMENT: No objection

PH100/17 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

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

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.

On 5th September 2016 the following comments were submitted to Herefordshire Council:

COMMENT: Concerns were raised regarding the following points:

- The proposal constitutes an industrial process and should therefore be sited in a more appropriate location;
- The proposal will inevitably impinge on the visual and historic amenity of Eaton Hill;
- Potential for run-off from the site to cause contamination of local waterways and woodlands, with particular reference to the fact that the River Lugg is a designated SSSI;
- Possible impact on local residents due to noise and odours;
- Lorry access along existing public footpaths would constitute a potential safety hazard;
- Positive impact on local employment opportunities is likely to be minimal, given low staffing requirements for the facility;
- Leominster Town Council recommends that a full Environmental Statement be required for the development.

The Committee agreed to defer the decision until their next meeting on Monday 19th September, following a site visit on Friday 9th September.

On 19th September 2016 the following comment was submitted to Herefordshire Council:

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.

On 19th June 2017 the following comment was submitted to Herefordshire Council following a revised application:

COMMENT: Recommend refusal for the following reasons:

- The proposal will drain into the River Lugg which is unacceptable and is a health hazard;

- The Town Council wishes to support the objections lodged by the Woodland Trust;
- The proposal will create unacceptable levels of noise, smell and pollution in a sensitive area;
- The proposal is considered inappropriate development in this area due to its close proximity to residential development and a residential Home for the elderly;
- Committee agreed to reiterate its previous comments.

DECISION: Approved with conditions

PH101/17 PLANNING, HIGHWAYS AND PARKING MATTERS

- (a) **Highway Matters** – The draft highway report relating to the southern link road would be submitted to Committee for consideration at its next meeting on 6th November 2017.

PH102/17 LEOMINSTER AREA NEIGHBOURHOOD PLAN

Committee noted that the revised plan had been submitted to Herefordshire Council under Regulation 16. It appeared that the first email and two subsequent ones had not been received but no delivery failure notice had been generated. Receipt had now been confirmed and the final documentation was being developed prior to the Regulation 16 consultation.

PH103/17 DATE OF NEXT MEETING

Committee **NOTED** that the next meeting would be held on Monday 6th November 2017 at **19:00hrs** in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 7:41pm.

CHAIR:

DATE: