



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Wednesday 4th January 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 9th January 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. CO-OPTION**
To formally co-opt Cllr Jon Preece on to the Planning & Highway Committee.
- 5. QUESTIONS FROM THE PUBLIC (maximum 15 minutes)**
To receive questions and statements from members of the public as provided for in Standing Orders.
- 6. MINUTES OF PREVIOUS MEETING**
To receive and approve as a correct record the minutes of the Planning & Highways Committee meeting held on 28th November 2016 (**attached**).



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7. THE LEOMINSTER HUM

To receive an update regarding the Hum.

8. PLANNING APPLICATIONS

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

APPLICATION: P163972

SITE: Glaslyn, Barons Cross Rd, Leominster, HR6 8RS

DESCRIPTION: Erection of outbuilding for a purpose incidental to the enjoyment of the dwelling house (storage of classic vehicles)

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=163972&search=p163972>

APPLICATION: P163988

SITE: The Coach House, The Grange, Leominster, HR6 8NP

DESCRIPTION: Works to trees in a conservation area.

LINK: <https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=163988&search=p163988>

9. DECISIONS

The following decisions have been made by Herefordshire Council.

Grants/Approvals

APPLICATION: P162359

SITE: Land to rear of Howard Cottage, Barons Cross Road, Leominster

DESCRIPTION: Proposed erection of 2 houses with garages.

COMMENT: No objection.

DECISION: Approved with conditions.

APPLICATION: P163403

SITE: Gable End, Ashfield Lane, Leominster, Herefordshire, HR6 8RG

DESCRIPTION: Proposed change of height to existing boundary wall.

COMMENT: No objection.

DECISION: Approved with conditions.

Withdrawn

APPLICATION: P162432

SITE: 17 West Street, Leominster, Herefordshire, HR6 8EP

DESCRIPTION: Change of use to restaurant with alcohol licence, to include A3, A4 and A5 use.

COMMENT: For information. Noted. No comment submitted.



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10. HIGHWAYS

- (a) **Public Realm Update** – The initial feasibility study relating to this project has now been developed by Herefordshire Council and its contractor, Balfour Beatty. A copy is attached and Committee is requested to consider the report and submit observations and comment.
- (b) **Public Transport** – A copy of the Herefordshire Bus Service Consultation analysis report dated October 2016 has been distributed to Members for information.
- (c) **Bus Services** – Please see the attached reports relating to the 427 and 490 bus services. To consider the following recommendations:
- That the Town Council continues to support the 427 Bus Service in 2017/18;
 - That the Town Council continues to support the 490 bus service in 2017/18.
- (d) **Footpath ZC137 (Part) Diversion** – Please see the attached information regarding the realignment of this footpath.

11. DATE OF NEXT MEETING

The next meeting will be held on Monday 23rd January 2017 at 19:00hrs in the Council Chamber, 11 Corn Square, Leominster HR6 8YP.

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 19th December 2016 commencing at 18:00 hours in the Council Offices, 17 West Street, Leominster HR6 8EP.

MEMBERS PRESENT: Councillors R Pendleton (Chair), Lacey, Rosser, Rumsey and Taylor

ALSO PRESENT: Cllr Preece, Ward Cllr Stone and two members of the public.

OFFICERS PRESENT: Town Clerk.

PH96/16 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Barton, Davies, Freedland, A Pendleton and Thomas.

PH97/16 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH98/16 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH99/16 QUESTIONS FROM THE PUBLIC

Prior to the commencement of public open session a minutes silence was held in memory of the late Mr Peter McCaull.

Committee was requested to organise a date to meet RPC-BPI to discuss the results of the recent noise survey undertaken. The noise issue was still of concern and had not abated.

PH100/16 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 28th November 2016 be agreed and signed as a correct record.

PH101/16 THE LEOMINSTER HUM

Committee noted that an email had been received from RPC-BPI regarding the noise survey. The company was in the process of requesting the RPS noise specialist to return to site to explain some aspects of the report. Once this had been accomplished the company would be in touch to organise a date for a meeting.

PH102/16 PLANNING APPLICATIONS

It was **RESOLVED** to submit the following comments to 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

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

APPLICATION: P162556
SITE: Land West of Eaton Hill, Leominster, Herefordshire.
DESCRIPTION: Application amendment - erection of two poultry units, feed bins, widening of existing access, new access track and associated development.
COMMENT: The amendments were noted.

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

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.

APPLICATION: P163614
SITE: J Mart Warehouse Church Building, Burgess Street, Leominster, Herefordshire, HR6 8DE
DESCRIPTION: Propose to cover existing yard, outside sales area.
COMMENT: No objection subject to the comments from Welsh Water.

APPLICATION: P163763
SITE: Leominster Nursing And Retirement Home, 44 Bargates, Leominster, Herefordshire, HR6 8EY
DESCRIPTION: Proposed works to various trees.
COMMENT: No objection subject to the views of the Parish Tree Warden.

APPLICATION: P163799
SITE: Fontenay, Pierrepont, Leominster, Herefordshire, HR6 8RA

DESCRIPTION: Conservatory extension to principle elevation.
COMMENT: No objection subject to the proposal meeting building regulations.

APPLICATION: P163837
SITE: The Dukes Head Corn Square Leominster Herefordshire HR6 8LR
DESCRIPTION: Non-material amendment to 161473 - Conversion of existing yard area to pub garden - relocate smoking canopy, bike shelter and fence line.
COMMENT: No objection

PH103/16 DECISIONS

The following decisions made by Herefordshire Council were noted.

Grants/Approvals

APPLICATION: P163196
SITE: 1 Broad Street, Leominster, Herefordshire, HR6 8BU
DESCRIPTION: Replacement of the existing 'HSBC' signage with 'HSBC UK' equivalents.
COMMENT: No objection
DECISION: Approved with conditions.

APPLICATION: P163046
SITE: Flats 1-79 Paradise Court, 1-6 Paradise Terrace, 32 & 34 Bridge Street, Paradise Court, Leominster, Herefordshire, HR6 8DY
DESCRIPTION: Replacement of all windows and patio doors.
COMMENT: No objection subject to the views of the Conservation officer and the structure meeting building regulations.
DECISION: Approved with conditions.

APPLICATION: P163048
SITE: 6a Corn Street, Leominster, Herefordshire, HR6 8LX
DESCRIPTION: External and internal works to include removing plaster and replastering with K Rend. Erection of scaffolding.
COMMENT: No objection
DECISION: Approved with conditions.

APPLICATION: P163197
SITE: 1 Broad Street, Leominster, Herefordshire, HR6 8BU
DESCRIPTION: Replacement of the existing 'HSBC' signage with 'HSBC UK' equivalents.
COMMENT: No objection
DECISION: Approved with conditions.

APPLICATION: P163403
SITE: Gable End, Ashfield Lane, Leominster, Herefordshire, HR6 8RG
DESCRIPTION: Proposed change of height to existing boundary wall.

COMMENT: No objection
DECISION: Approved with conditions.

APPLICATION: P163078
SITE: Petrol Filling Station, Morrisons Supermarket, Barons Cross Road, Leominster, Herefordshire, HR6 8RH
DESCRIPTION: Proposed side extension to an existing PFS Kiosk. The extension will provide additional retail space. The proposed materials to be brick work to match the existing PFS Kiosk, air & vac relocated and 5 new parking bays.

COMMENT: No objection
DECISION: Approved with conditions.

PH104/16 HIGHWAYS

- (a) **Bargates Traffic Lights** – Committee noted that the A44 Bargates Junction Improvement Options Appraisal report identified the improvements required to make the junction compliant with the Disability Discrimination Act (DDA). The areas of non-compliance included the existing pedestrian guardrail not meeting current highway standards in terms of offset from the edge of the carriageway. The removal of the guardrail was considered during the Stage 2 Road Safety Audit, which did not identify any issues with the removal.

Following completion of construction of the scheme the Stage 3 Road Safety Audit will be carried-out and recommendations from the report will be actioned. The audit is programmed to take place this month and any concerns relating to the pedestrian barrier will be considered in this audit. The report is expected to be available in January 2017.

- (b) **ZC5, Mappenors Lane** – Committee considered the proposal to divert this footpath following planning permission being granted to a residential development. It was agreed to set up a meeting with the relevant Officers to discuss options.
- (c) **Freight Survey** – Committee noted that Herefordshire, Shropshire and Telford and Wrekin Councils and the Marches Local Enterprise Partnership had commissioned “MDS Transmodal”, a specialist freight transport consultancy, to develop a freight strategy for the Marches. The deadline for completion of the survey was 30th January 2017.
- (d) **427 Bus Service** – Committee **RESOLVED** to support the proposed pilot scheme to provide the 427 Minibus Club on Tuesday 7th February and 7th March 2017.
- (e) **Additional Items** – The following additional items were considered:
- Committee had no objection to the amendment proposed for the licence of the Dukes Head, Corn Square, Leominster;

- Committee was informed that a request to develop a residents parking scheme in Rainbow Street, Priory Road and School Road had been received. Subject to further details being provided Committee was minded to support the schemes.

PH105/16 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 9th January 2017 at 19:00hrs in the Council Chamber, 17 West Street, Leominster HR6 8EP.

There being no other business, the meeting closed at 7:00pm.

CHAIR:

DATE: