

# LEOMINSTER TOWN COUNCIL

## PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 18<sup>th</sup> September 2017 commencing at 19:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

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

**ALSO PRESENT:** Ward Cllr Stone, Cllrs Burke and Egan, and four members of the public

**OFFICER PRESENT:** Town Clerk.

### **PH69/17 APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllrs Thomas (holiday), Freedland (holiday), Herschy (work) and Preece (holiday).

### **PH70/17 DECLARATIONS OF INTEREST**

The following Declarations of Interest was made:

- Cllr R Pendleton: P173082 (personal)

### **PH71/17 HEREFORDSHIRE COUNCIL MEMBER DISPENSATIONS**

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.

### **PH72/17 QUESTIONS FROM THE PUBLIC**

There were four members of the public in attendance. The following matter was raised:

*P172845*

Committee received representations from local residents regarding the detrimental effects this planning application would have on the area.

Concerns included:

- The proposal was within 180-220 metres of seven listed buildings;
- The proposal was within 600 metres of the proposed housing development at the Barons Cross site;
- The potential emission of dust, odours, particulates and ammonia aerosol;
- The proposal would conflict directly with Policy LO1 of the Core Strategy and the draft Leominster Area Neighbourhood Plan;

- There would be a potential increase of 1,500 HGV movements per annum according to CPRE projections;
- North West Herefordshire has the highest density of these industrial style developments in the world;
- The development would have a detrimental effect on the local tourism and visitor industry;
- The proposal will cause environmental damage including nitrate and phosphate run off into water courses, increase in soil pollution and watercourses by heavy metals including lead, copper, zinc and arsenic;
- The proposal could cause atmospheric pollution through hydrogen, sulphide, carbon dioxide, nitrous oxide and ammonia.

It was agreed to bring forward consideration of the following planning application.

**APPLICATION:** P172845  
**SITE:** Stag Batch House, Monkland Rd, Leominster HR6 9DA  
**DESCRIPTION:** Proposed erection of two table chicken buildings and associated works.

Following discussion Committee **RESOLVED** to recommend refusal to this planning application on the following grounds:

- The proposal could result in environmental damage from nitrate and phosphate run off into water courses, lead to an increase in soil pollution and watercourses by heavy metals including lead, copper, zinc and arsenic;
- The proposal is located too close to neighbouring properties and would have a significant detrimental impact on the heritage value of those listed buildings in the area;
- The proposal would have a detrimental effect on the quality of life of neighbouring residents;
- The proposal would significantly impact on future residential development proposals in this area which have been identified in the Herefordshire Core Strategy;
- There are concerns regarding the proposed access and the number of vehicle movements projected;
- The proposal could have an impact on human health;
- The landscape mitigation proposed is inadequate due to the size of the proposed industrial units to be constructed;
- There is concern regarding the number of HGV and tractor movements. This would not be just to service the factory, but also because a great deal of the land owned by the applicant on which they will be spreading the manure, lies on the opposite side of Leominster, necessitating a large number of tractor and trailer journeys through town;
- Emissions from the factory unit will typically be blown towards the town. These emissions are more damaging than diesel exhausts;

- The proposal does not meet the criteria set out in the draft Leominster Area Neighbourhood Plan LANP21 policy relating to agricultural development and draft LANP22 Policy relating to Intensive Livestock Units;
- The Town Council wishes it to be recorded that it formally supports the objections submitted by local residents.

The Town Council wishes to formally request that this planning application be considered by the Herefordshire Planning Committee due to the potential impact it will have on local residents.

#### **PH73/17 MINUTES OF PREVIOUS MEETING**

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 4<sup>th</sup> September 2017 be agreed and signed as a correct record.

#### **PH74/17 THE LEOMINSTER HUM**

There was no further update available.

#### **PH75/17 PLANNING APPLICATIONS**

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

- APPLICATION:** P172499  
**SITE:** Land off Ebnal Close, , Leominster,  
**DESCRIPTION:** Proposed construction of 4 self contained flats with associated parking and gardens  
**COMMENT:** No objection
- APPLICATION:** P172745  
**SITE:** 43 Westcroft, Leominster HR6 8HF  
**DESCRIPTION:** Proposed two storey extension.  
**COMMENT:** No objection
- APPLICATION:** P172893  
**SITE:** 134 The Meadows, Leominster, HR6 8RE  
**DESCRIPTION:** Proposed single storey kitchen and dining room extension.  
**COMMENT:** No objection
- APPLICATION:** P173006  
**SITE:** 2a Caswell Crescent, Leominster, HR6 8BE  
**DESCRIPTION:** Proposed detached annexe ancillary to the main dwelling for accommodation for an elderly parent.  
**COMMENT:** Recommend refusal for the following reasons:
  - The proposal constitutes over-development of the site;
  - The proposal is a detached property within the curtilage of an existing property. This constitutes back-land development and is against the adopted

Core Strategy policies related to extensions of dwellings;

- The proposal is to be sited against the fence of a neighbouring property without any gap which is unacceptable and may lead to overlooking issues and privacy issues;
- The proposal is of poor design and is out of keeping with the area both in design and location.

**APPLICATION:** P173013  
**SITE:** Barn at Ivingtonbury, Ivington, Leominster, HR6 0JH  
**DESCRIPTION:** Conversion of outbuilding into residential accommodation (2no. – part retrospective)  
**COMMENT:** No objection

**APPLICATION:** P173014  
**SITE:** Barn at Ivingtonbury, Ivington, Leominster, HR6 0JH  
**DESCRIPTION:** Listed Building Consent: Conversion of outbuilding into residential accommodation (2no. – part retrospective)  
**COMMENT:** No objection

**APPLICATION:** P173082  
**SITE:** Land at Parkgate, Ivington, Leominster, HR6 0JX  
**DESCRIPTION:** Proposed erection of an agricultural workers' dwelling (part retrospective)  
**COMMENT:** No objection.

**APPLICATION:** P173230  
**SITE:** Listed Building Consent: Land fronting Mill Street at The Hop Pole, Bridge Street, Leominster,  
**DESCRIPTION:** Proposed site for housing development Ref 170277/O  
**COMMENT:** Recommend refusal for the following reasons:

- The Council wishes to reiterate its previous objections to this proposal submitted under Planning Application P170277;
- The proposal is designed to frustrate the requirements to make an S106 contribution;
- The proposal should be submitted as a single application alongside planning applications P170275 and P170276.

**APPLICATION:** P173231  
**SITE:** Listed Building Consent: Land adjoining The Hop Pole, Bridge Street, Leominster,  
**DESCRIPTION:** Proposed terrace of 3 cottages  
**COMMENT:** Recommend refusal for the following reasons:

- The Council wishes to reiterate its previous objections to this proposal submitted under Planning Application P170275;
- The proposal is designed to frustrate the

- requirements to make an S106 contribution;
- The proposal should be submitted as a single application alongside planning applications P170276 and P170277.

**APPLICATION:** P173232  
**SITE:** Listed Building Consent: Land at The Hop Pole, Bridge Street, Leominster,  
**DESCRIPTION:** Proposed conversion of public house into 3 self contained residential units  
**COMMENT:** Recommend refusal for the following reasons:

- The Council wishes to reiterate its previous objections to this proposal submitted under Planning Application P170276;
- The proposal is designed to frustrate the requirements to make an S106 contribution;
- The proposal should be submitted as a single application alongside planning applications P170275 and P170277.

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

#### PH76/17 DECISIONS

The following decisions were noted:

**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 1<sup>st</sup> and 2<sup>nd</sup> 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:** 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 1<sup>st</sup> and 2<sup>nd</sup> 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:** P171851

**SITE:** 6 Rainbow Street, Leominster, HR6 8DQ

**DESCRIPTION:** Proposed exterior works: To repair to windows and damaged masonry, to repair and replace damaged pipes and painting of walls, windows and doors.

**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:** Approved with conditions

**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

## PH77/17 PLANNING, HIGHWAYS AND PARKING MATTERS

(a) **Traffic Regulation Order Requests** – Committee was provided with an update on the various Traffic Regulation Order requests submitted, following discussions with Balfour Beatty. The following items had been discussed:

- There was a requirement to rationalise parking in Leominster. An initial proposal document was currently being developed but this had not as yet been received;
- It was acknowledged that there was an urgent need to develop a comprehensive Traffic Management Plan for Leominster;
- The junction opposite the Barons Cross Inn had been incorrectly installed following an upgrade
- The proposed roundabout on to the proposed housing development at Barons Cross needed to be sited in such a way as to ensure that there was adequate deflection to slow approaching vehicles down;
- The requested 30mph speed limit along Ginhall Lane was prioritised as 107 out of 110 TRO requests. This might become a greater priority once the proposed development at Cholstrey was completed;
- It was suggested that a traffic survey be carried out outside the schools to assess the speed of vehicles. It was agreed to contact the Safer Roads Partnership to request this;
- Options to encourage vehicles to slow down included a possible part time 20mph zone, although a great deal of signage was required. A review of the length of the proposed zone was suggested to assess the level of signage required;
- Other options included a review of school warning signs, installation of amber flashing lights, speed limit signs with yellow backing boards and red tarmac to indicate the suggestion of entering into a 20/30mph zone;
- The proposed provision of gateways at the entrances to Leominster was welcomed. It was suggested that unique Leominster features should be installed rather than the normal white gates to create entry features. A review of gateway signage would be undertaken;
- The provision of information boards in the car parks would be pursued.

(b) **Highway Matters** – Committee noted that the report to be submitted to Jesse Norman MP, as outlined under Minute PH66/17(d), had not yet commenced but would do so in the near future.

#### **PH78/17 LEOMINSTER AREA NEIGHBOURHOOD PLAN**

Committee noted that final revisions to this document had now been completed. Following discussion it was **RESOLVED:**

- That the revised Leominster Area Neighbourhood Plan be formally submitted under Regulation 16;
- That no further amendments would be undertaken;
- That, following the Regulation 16 consultation, the document be submitted for inspection.

#### **PH79/17 DATE OF NEXT MEETING**

Committee **NOTED** that the next meeting would be held on Monday 2<sup>nd</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 8:10pm.

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**CHAIR:**

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**DATE:**