



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 27th June 2017

To: All Members of the Planning & Highways Committee:
Councillors Thomas (Chair), Rosser (Vice-Chair), Bartlett, Barton, Davies,
Freedland, J Herschy, A Pendleton, 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 3rd July 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 19th June 2017.

6. THE LEOMINSTER HUM

To receive an update if available.

7. PLANNING APPLICATIONS

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

APPLICATION: P171903
SITE: Vacant site adjacent to 54 Green Lane, Leominster, HR6 8QW
DESCRIPTION: Proposed construction of a pair of semi-detached dwellings.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=171903&search=171903

APPLICATION: P172157
SITE: Sherbrook, Newlands Drive, Leominster, HR6 8PR
DESCRIPTION: Single storey side and rear extensions with garage conversion.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=172157&search=172157

8. DECISIONS

To note the following decisions made by Herefordshire Council:

APPLICATION: P170724
SITE: Application for discharge of planning obligations.
DESCRIPTION: Former Orphans Press Site, Laundry Lane, Leominster, Herefordshire, HR6 8JT
COMMENT: Request further details. Obligations were discharged.
DECISION: Approved

APPLICATION: P171264
SITE: Land at Copper Beech Close, Leominster, Herefordshire, HR6 8L
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: Refused



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9. HIGHWAYS AND PARKING MATTERS

To receive a verbal update on the progress of outstanding highway and parking matters.

10. LEOMINSTER AREA NEIGHBOURHOOD PLAN

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

11. DATE OF NEXT MEETING

The next meeting will be held on Monday 17th July 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 19th June 2017 commencing at 19:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

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

ALSO PRESENT: Ward Councillor Marsh and two members of the public.

OFFICER PRESENT: Town Clerk.

PH24/17 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Rosser (work), A Pendleton and Preece.

PH25/17 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH26/17 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received. It was noted that a resolution to give dispensation to Town Councillors who were also County Councillors would be included on future agendas for consideration.

PH27/17 QUESTIONS FROM THE PUBLIC

There was two member of the public in attendance. Representations were received under Minute PH29/17.

PH28/17 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 5th June 2017 be agreed and signed as a correct record, subject to the agreed amendment.

PH29/17 THE LEOMINSTER HUM

Committee received an update following the meeting held on Friday 9th June 2017 at the BPI factory. Cllr R Pendleton presented the report from the meeting, which would be made public once the content had been agreed with BPI. Further information regarding the concerns raised regarding planning permissions for the site had been received from Herefordshire Council. The response indicated that the previous planning history of the site confirmed that Classes B1, B2 and B8 were in place.

Mitigation works had been estimated at approximately £500,000 and would require planning permission, so there would be further opportunities for residents to respond.

The Town Council was requested to continue to support the residents to deal with the issues of low frequency noise which they considered to be a public health matter.

Thanks were extended to the Council for its efforts to date.

PH30/17 PLANNING APPLICATIONS

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

APPLICATION: P171860
SITE: 94 Bargates, Leominster, HR6 8QT
DESCRIPTION: Proposed removal of a conservatory and the erection of an orangery.
COMMENT: No objection

APPLICATION: P171309
SITE: Land off Westcroft, Leominster,
DESCRIPTION: Application for approval of Reserved Matters following Outline Approval ref: 150812 for 20 No Dwellings.
COMMENT: Committee resolved to submit the following comments:

- Committee wishes to support the requirements highlighted by the Principal Leisure and Countryside Recreation Officer for the provision of Public Open Space (250 square metres) and Play Provision (500 square metres) as required by Core Strategy Policies OS1 and OS2;
- In order to achieve the above provision it is recommended that consideration be given to removing the dwelling from Plot 28 on the amended Plan or Plot 30 on the superseded plan, and allocate that for a play area. This would also enable 29 dwellings to be developed;
- The above play area should then be linked by steps and a gate to the play area in Ropewalk Avenue to increase play provision for both the site and the area;
- The footpath running along the eastern boundary of the site should be widened to improve pedestrian access and improve local linkages. This meets with the aspirations of the Leominster Area neighbourhood Plan, currently at Regulation 14;
- The Town Council reiterates its offer to manage and maintain the open spaces and play area subject to the allocation of S106 funding and the formal transfer of the land;
- That all hard surfacing be porous and permeable to help alleviate potential flooding issues and improve drainage.

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

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: 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.

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

APPLICATION: P171820
SITE: 12 Perseverance Road, Leominster, HR6 8QR
DESCRIPTION: Remove existing garage and replace with conservatory. Erect new garage on drive.
COMMENT: No objection

PH21/17 DECISIONS

The following approvals were noted:

APPLICATION: P171308
SITE: 15 Croft Street, Leominster, Herefordshire, HR6 8LA
DESCRIPTION: Two storey rear extension
COMMENT: No objection.
DECISION: Approved with conditions

APPLICATION: P171366
SITE: Highfield, Newtown, Leominster, Herefordshire HR6 8QD
DESCRIPTION: Single side extension to form garden room and single storey rear extension to enlarge utility room.

COMMENT: No objection.
DECISION: Approved

APPLICATION: P171599
SITE: Land of Ebnall Close, Leominster, Herefordshire
DESCRIPTION: Removal of Condition 7 of permission 141006/F (construction of 4 self contained units) re surface water connection.

COMMENT: No objection
DECISION: Approved

APPLICATION: P171394
SITE: Hillcrest, 143 Bargates, Leominster, HR6 8QS
DESCRIPTION: Works to a tree in a conservation area. T1, T2 & T3
COMMENT: No objection.
DECISION: Trees in a conservation area – works can proceed

APPLICATION: P171045
SITE: 113 Bargates, Leominster, Herefordshire, HR6 8QS
DESCRIPTION: Proposed dropped kerb to provide access to newly created parking area in front garden area.
COMMENT: No objection provided the drainage concerns that have been raised are addressed.
DECISION: Approved with conditions

PH22/17 HIGHWAYS AND PARKING MATTERS

Council noted that resurfacing works would be carried out on New Street on 10th -11th July and would require an overnight closure.

PH23/17 COMMUNITY ASSETS & SECTION 106

Committee noted that a Task & Finish Group meeting to discuss the development of this project had been held on Monday 12th June 2017. It had been agreed to:

- Identify all community assets;
- Identify S106 requirements;
- Identify all play areas under the ownership of Herefordshire Council;
- Prioritise the community assets and develop community asset submissions;
- Feed the findings into the development of the Leominster Area Neighbourhood Plan.

PH23/17 DATE OF NEXT MEETING

Committee noted that its next meeting would be held on Monday 3rd July 2017 at **19:00hrs** in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business, the meeting closed at 8:14pm.

CHAIR:

DATE: