



# LEOMINSTER TOWN COUNCIL

## PLANNING & HIGHWAYS COMMITTEE

Tuesday 13<sup>th</sup> 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 19<sup>th</sup> June 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. REQUESTS FOR DISPENSATIONS**  
To consider requests for dispensations (must be notified in writing).
- 4. QUESTIONS FROM THE PUBLIC (maximum 15 minutes)**  
To receive questions and statements from members of the public as provided for in Standing Orders.
- 5. MINUTES OF PREVIOUS MEETING**  
To receive and approve as a correct record the minutes of the Planning & Highways Committee meeting held on 5<sup>th</sup> June 2017.
- 6. THE LEOMINSTER HUM**  
To receive a verbal update following the meeting held with BPI on 9<sup>th</sup> June 2017.



## LEOMINSTER TOWN COUNCIL

### PLANNING & HIGHWAYS COMMITTEE

#### 7. PLANNING APPLICATIONS

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

**APPLICATION:** P171860  
**SITE:** 94 Bargates, Leominster, HR6 8QT  
**DESCRIPTION:** Proposed removal of a conservatory and the erection of an orangery.  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=171860&search=171860](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=171860&search=171860)

**APPLICATION:** P171309  
**SITE:** Land off Westcroft, Leominster,  
**DESCRIPTION:** Application for approval of Reserved Matters following Outline Approval ref: 150812 for 20 No Dwellings.  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=171309&search=171309](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=171309&search=171309)

**APPLICATION:** P171673  
**SITE:** 43 Westgate, Leominster, Herefordshire, HR6 8SA  
**DESCRIPTION:** Proposed single storey extension to rear of dwelling.  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=171673&search=171673](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=171673&search=171673)

#### 8. DECISIONS

To note the following decisions made by Herefordshire Council:

**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



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- 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

#### 9. HIGHWAYS AND PARKING MATTERS

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

#### 10. COMMUNITY ASSETS & SECTION 106

To receive a verbal update on this matter following the recent Task & Finish Group meeting held on Monday 12<sup>th</sup> June 2017.

#### 11. DATE OF NEXT MEETING

The next meeting will be held on Monday 3<sup>rd</sup> 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 5<sup>th</sup> May 2017 commencing at 19:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

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**MEMBERS PRESENT:** Councillors Bartlett, Barton, Davies, Herschy, Preece, Rosser, Rumsey and Thomas.

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

**OFFICERS PRESENT:** Town Clerk.

### **PH14/17 APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllr Freedland, A Pendleton (civic event) and R Pendleton (civic event).

### **PH15/17 DECLARATIONS OF INTEREST**

The following Declaration of Interest was made:

- Cllr Rosser: P171592 (employee)

### **PH16/17 REQUESTS FOR DISPENSATIONS**

No requests for dispensation had been received.

### **PH17/17 QUESTIONS FROM THE PUBLIC**

There was one member of the public in attendance. No matters were raised.

### **PH18/17 MINUTES OF PREVIOUS MEETING**

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 22<sup>nd</sup> May 2017 be agreed and signed as a correct record.

### **PH19/17 THE LEOMINSTER HUM**

Committee was reminded that a meeting with BPI was scheduled to take place on Friday 9<sup>th</sup> June 2017 at the BPI factory at 10am. Cllrs Bartlett, Rumsey and R Pendleton would be attending.

### **PH20/17 PLANNING APPLICATIONS**

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

**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.

**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.

**APPLICATION:** P171592

**SITE:** Petrol Filling Station, Morrisons Supermarket, Barons Cross Road, Leominster, Herefordshire, HR6 8RG

**DESCRIPTION:** Variation of condition 2 following grant of planning permission (163078) position of entrance doors moved with new glazing layout and the addition of an ATM.

**COMMENT:** No objection.

**APPLICATION:** P171638

**SITE:** Land at Westfield Farm, Cobnash, Kingsland

**DESCRIPTION:** Proposed Funeral Directors

**COMMENT:** No objection.

**APPLICATION:** P171709

**SITE:** 12 Millers Close, Leominster, HR6 8BP

**DESCRIPTION:** Proposed garage

**COMMENT:** No objection.

**PH21/17 DECISIONS**

The following grant was noted:

**APPLICATION:** P171248  
**SITE:** 1 Dishley Court, Newtown, Leominster, Herefordshire  
HR6 8QD  
**DESCRIPTION:** Amendments to 161550/L - Single storey rear extension  
- replace aluminium fascia and soffit and replace with  
painted timber.  
**COMMENT:** No objection.  
**DECISION:** Approved

**PH22/17 HIGHWAYS AND PARKING MATTERS**

The following matters were raised:

- (a) **Residents Parking Request, Worcester Road** – Committee was informed that residents in Worcester Road were seeking support to submit a request to implement a residents parking scheme in this location. Following consideration Committee **RESOLVED** to support this request.
  
- (b) **461 & 507 Bus Services** – Committee noted that discussions were currently taking place to see whether it was practical to connect these two services and replace the Kington to Leominster service now that all the banks had closed in Kington. Both the bus company and Herefordshire Council were open to the change but there were some issues to resolve including the ability to use bus passes on the new route. No decision would be made until September 2017. Further updates would be provided when available.

**PH23/17 DATE OF NEXT MEETING**

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

There being no other business, the meeting closed at 7:29pm.

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**CHAIR:**

\_\_\_\_\_  
**DATE:**