

# LEOMINSTER TOWN COUNCIL

## PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 4<sup>th</sup> December 2017 commencing at 19:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

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**MEMBERS PRESENT:** Councillors Thomas (Chair), Rosser (Vice-Chair), Bartlett, Davies, Herschy and Rumsey.

**OFFICER PRESENT:** Town Clerk.

### **PH128/17 APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllrs Barton (personal), Egan, Freedland (illness), R Pendleton (illness) and Preece.

### **PH129/17 DECLARATIONS OF INTEREST**

There were no Declarations of Interest made.

### **PH130/17 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.

### **PH131/17 REQUESTS FOR DISPENSATIONS**

There had been no requests received.

### **PH132/17 QUESTIONS FROM THE PUBLIC**

No members of the public were present.

### **PH133/17 MINUTES OF PREVIOUS MEETING**

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 20<sup>th</sup> November 2017 be agreed and signed as a correct record.

### **PH134/17 THE LEOMINSTER HUM**

Committee noted that no further update had been received.

### **PH135/17 PLANNING APPLICATIONS**

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

**APPLICATION:** P173759

**SITE:** Broad Farm, Leominster HR6 0AN

**DESCRIPTION:** Retrospective: Proposed erection of small ancillary buildings and change of use from agricultural usage to provision of a play area, sandpits, car park signage and petting area.

**COMMENT:** No objection.

**APPLICATION:** P173760

**SITE:** Broad Farm, Leominster HR6 0AN

**DESCRIPTION:** Retrospective erection of a sign at entrance 1.2m x 1m – 1.2m to bottom of sign above ground level.

**COMMENT:** No objection.

**APPLICATION:** P174097

**SITE:** Mile End, Broad Lane, Leominster HR6 0AL

**DESCRIPTION:** Retrospective permission for the use of land for wood chipping with wood storage yard and building to include office building, chop stores, drying floor, fan house and boiler house with biomass plant to generate 80Kw of electricity.

**COMMENT:** No objection.

**APPLICATION:** P174167

**SITE:** Units 15-20 Croft Business Park, Leominster HR6 0QF

**DESCRIPTION:** Retrospective application for units 15-20 for B1 use

**COMMENT:** Reiterate previous objections as outlined below:

Following consideration Committee **RESOLVED** to object to this application on the following grounds:

- The proposal would have a negative impact on local residents;
- The current construction does not conform to stipulations outlined in the original planning permission;
- The windows overlooking the residential development to the rear of the development should be opaque;

*Additional Comments Submitted:*

- Windows, which should have been opaque to reduce overlooking and maintain privacy, remain clear, resulting in a complete loss of privacy for residents of Silurian Close and significant overlooking issues;
- Security lighting currently shines directly into dwellings creating both a nuisance and invasion of private space.

**APPLICATION:** P174247

**SITE:** The White House, 94 Bridge Street, Leominster, HR6 8DZ

**DESCRIPTION:** Non material amendment ref 172634 extensions.

**COMMENT:** Amend internal layout and additional window.  
Noted.  
**DECISION:** Please note that this application has been approved

**APPLICATION:** P174368  
**SITE:** Brierley Court Hop Farm, Leominster HR6 0NU  
**DESCRIPTION:** Removal of Condition 2 (DCNC2009/0167/F)  
Application (part retrospective) to allow for year round covering of permitted polytunnels.  
**COMMENT:** No objection.

## PH136/17 DECISIONS

The following decisions made by Herefordshire Council were noted:

**APPLICATION:** P163857  
**SITE:** Ground Floor, 20 South Street, Leominster, HR6 8JB  
**DESCRIPTION:** Internal works for Change of Use from office to residential unit on ground floor (Retrospective).  
**COMMENT:** Committee was unable to consider and submit a full response as insufficient information regarding the proposed changes had been provided and the relevant supporting documents had not been submitted.  
**DECISION:** Approved

**APPLICATION:** P171309  
**SITE:** Land off Westcroft, Leominster, Herefordshire  
**DESCRIPTION:** Application for approval of Reserved Matters following Outline Approval ref: 150812 for 30 No Dwellings.  
**COMMENT:** Committee had a number of concerns regarding this application for approval of Reserved Matters.

- The access and egress to the site sited on a bend was considered to be a traffic and safety hazard;
- There were issues with drainage which needed to be addressed by the relevant utility company. If these could not be addressed then the application should be refused;
- The proposal constituted over-development of the site and consideration should be given to reducing the number of dwellings being proposed;
- Leominster Town Council should be involved in developing the S106 agreement which should include funding to improve nearby play areas, improvements to the highway network, additional public transport provision and improving the civic amenity of the area.

**DECISION:** Approved with conditions.

**APPLICATION:** P173356  
**SITE:** Chequers Inn, Etnam Street, Leominster HR6 8AE  
**DESCRIPTION:** Proposed covered shelter

**COMMENT:** No objection  
**DECISION:** Approved with conditions.

**APPLICATION:** P173357  
**SITE:** Chequers Inn, Etnam Street, Leominster HR6 8AE  
**DESCRIPTION:** Listed Building Consent: Proposed covered shelter  
**COMMENT:** No objection  
**DECISION:** Planning permission not required.

## 137/17 **PLANNING, HIGHWAYS AND PARKING MATTERS**

- (a) **Speed Limit Signage** – Committee **RESOLVED** to fully support the proposal to move the existing 30 mph speed limit terminal signs on the A44 Mill Street, Leominster, from their original position just east of the railway crossing to a position up near the roundabout at the A49.
- (b) **Highway Matters** – The following issues were noted:
- It was agreed to find out when the planned double yellow lines at Laurels Court were to be provided;
  - It was agreed to request that the bollard plinth in Bargates be painted if possible, so that it is visible;
  - It was agreed to suggest the Herefordshire Council that improved signage to the town car parks be developed and provided.
- (c) **Passa Lane** – Committee considered the report submitted to the Full Council meeting on 27<sup>th</sup> November 2017. It was agreed that the following actions be taken:
- To request that “Not suitable for HGV” signs be erected at either end of Passa Lane to discourage larger vehicles from using the lane;
  - To request that the road sweeper be deployed down the Lane to clean the road surface;
  - To request that the holes be filled in especially at the passing places;
  - To request that the Lane be considered for inclusion in the requested 20mph speed zone at the School.

## 138/17 **LEOMINSTER AREA NEIGHBOURHOOD PLAN**

The Plan was currently out to public consultation, which Herefordshire Council was overseeing. The consultation would close on 14<sup>th</sup> December 2017.

## 139/17 **DATE OF NEXT MEETING**

Committee noted that the next meeting would be held on Monday 18<sup>th</sup> December 2017 at 18:00hrs in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 7:39pm.

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**CHAIR:**

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**DATE:**