



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 4th April 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 10th April 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. 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 20th March 2017 (**attached**).
- 6. THE LEOMINSTER HUM**
To receive a verbal update.



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7. PLANNING APPLICATIONS

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

- APPLICATION:** P170354
SITE: Land adjacent to Alverstoke, Hereford Road, Wharton, Herefordshire, HR6 0NY
DESCRIPTION: Residential development of up to four detached dwellings with associated private gardens, garaging & shared private drive access.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=170354&search=170354
- APPLICATION:** P170795
SITE: Rowan House, 13 Danesfield Drive, Leominster, Herefordshire, HR6 8HW
DESCRIPTION: Proposed domestic single storey side and rear extension and associated alterations.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=170795&search=170795
- APPLICATION:** P170919
SITE: Sundale, Newlands Drive, Leominster, Herefordshire, HR6 8PR
DESCRIPTION: Proposed rear extension to form utility room with conservatory.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=170919&search=170919
- APPLICATION:** P170654
SITE: 103 Bargates, Leominster, Herefordshire, HR6 8QS
DESCRIPTION: Proposed rear extension.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=170654&search=170654
- APPLICATION:** P170724
SITE: Application for discharge of planning obligations.
DESCRIPTION: Former Orphans Press Site, Laundry Lane, Leominster, Herefordshire, HR6 8JT
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=170724&search=170724



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APPLICATION: P170894
SITE: Broad Farm, Leominster, Herefordshire, HR6 0AN
DESCRIPTION: Proposed replacement of hardstanding.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=170894&search=170894

APPLICATION: P170749
SITE: Land off Ebnal Close, Leominster, Herefordshire.
DESCRIPTION: Application for removal of condition 3 of planning permission.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=170749&search=170749

APPLICATION: P170898
SITE: Workshop, Long Acre, Ebnall, Leominster, Herefordshire HR6 9AL.
DESCRIPTION: Proposed change of use of B8 commercial yard to B2, demolition of vehicle repair shop. Erection of a new workshop building and office, with associated landscaping and advertising.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=170898&search=170898

APPLICATION: P170996
SITE: Broadward Hall, Hereford Road, Leominster, Herefordshire, HR6 8QG
DESCRIPTION: Proposed steel portal framed building extension, making off an existing cattle stock building.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=170996&search=170996

APPLICATION: P170930
SITE: Morrisons Supermarket, Leominster, Herefordshire, HR6 8RH
DESCRIPTION: Glazed entrance lobby extension to existing supermarket.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=170930&search=170930

APPLICATION: P171147
SITE: Moravian Church, 51 South Street, Leominster, Herefordshire, HR6 8JH
DESCRIPTION: Remove 3 Leylandi trees.
LINK: <https://www.herefordshire.gov.uk/info/200142/planning>



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[services/planning_application_search/details?id=171147&search=171147](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=171147&search=171147)

APPLICATION: P171029
SITE: Waltons Farm, Ginhall Lane, Leominster, Herefordshire, HR6 9AH
DESCRIPTION: Proposed extension and car port.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=171029&search=171029

APPLICATION: P171145
SITE: Priory Church Of St Peter And St Paul, The Priory, Leominster, Herefordshire, HR6 8EQ
DESCRIPTION: Works to various trees.
LINK: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=171145&search=171145

8. DECISIONS

To note the following decisions made by Herefordshire Council:

APPLICATION: P170571
SITE: 11 Corn Square, Leominster, Herefordshire, HR6 6SA
DESCRIPTION: Fell three Leylandi.
COMMENT: The application was noted.
DECISION: Works allowed.

APPLICATION: P170289
SITE: Prior Approval - Field 5251 North East of A44 & A49 Roundabout, Leominster, Herefordshire
DESCRIPTION: Proposed conversion of an agricultural building into a one bedroom;single storey dwelling.
COMMENT: Concern was expressed that this application was sited on the flood plain and the access required to the development would be too close to the roundabout thus creating a traffic hazard.
DECISION: Planning permission required.

APPLICATION: P170052
SITE: 30 South Street, Leominster, Herefordshire, HR6 8JB
DESCRIPTION: Works to trees covered by TPO. Complete removal of Copper Beech Tree.
COMMENT: Committee wished to object to this proposal. The tree was a landmark tree of significance in Leominster and should be conserved. Prior to any decision being made Herefordshire Council was urged to carry out a full arboricultural inspection of the tree by an expert arboriculturalist.



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- DECISION:** Trees covered by TPO – consent given.
- APPLICATION:** P170548
SITE: 127 Bargates, Leominster, Herefordshire, HR6 8QS
DESCRIPTION: Works to three trees - Silver Birch, Twisted Willow and Ash trees.
COMMENT: Delegate response to the Council Tree Wardens.
DECISION: Trees in a conservation area - works can proceed.
- APPLICATION:** P163285
SITE: Brook Hall, 27 Broad Street, Leominster, Herefordshire, HR6 8BT
DESCRIPTION: Proposed conversion of ground floor only into 2 self-contained flats.
COMMENT: No objection to this application providing the following conditions were addressed:
- That the views of the Conservation Officer were taken into consideration;
 - The concerns raised by local residents regarding the proposals were fully considered;
 - That the points raised in the report submitted by Mr James were addressed fully;
 - That all features of architectural and historical significance were protected and could be retrieved in the future;
 - That the objections raised by the Transport Department that no car or cycle parking is proposed, nor is there space available. However, it is likely that at least some of the occupants will own cars, which will most likely be parked on the highway. This will increase parking pressure at an already busy place, including probable illegal parking in Vicarage Street. If the development was for fewer flats, it is likely that parking pressure would be reduced. This is contrary to NPPF Guidance clause 40;
 - That adequate provision is made for the storage and disposal of waste.
- DECISION:** Approved with conditions.
- APPLICATION:** P163287
SITE: Brook Hall, 27 Broad Street, Leominster, Herefordshire, HR6 8BT
DESCRIPTION: Listed Building Consent - proposed conversion of ground floor only into 2 self-contained flats.
COMMENT: No objection to this application providing the following conditions were addressed:
- That the views of the Conservation Officer were taken into consideration;



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- The concerns raised by local residents regarding the proposals were fully considered;
- That the points raised in the report submitted by Mr James were addressed fully;
- That all features of architectural and historical significance were protected and could be retrieved in the future;
- That the objections raised by the Transport Department that no car or cycle parking is proposed, nor is there space available. However, it is likely that at least some of the occupants will own cars, which will most likely be parked on the highway. This will increase parking pressure at an already busy place, including probable illegal parking in Vicarage Street. If the development was for fewer flats, it is likely that parking pressure would be reduced. This is contrary to NPPF Guidance clause 40;
- That adequate provision is made for the storage and disposal of waste.

DECISION: Approved with conditions.

APPLICATION: P170282

SITE: 15 Croft Street, Leominster, Herefordshire, HR6 8LA

DESCRIPTION: Two storey rear extension.

COMMENT: No objection

DECISION: Refused.

APPLICATION: P170348

SITE: Meadway, Portna Warden Lane, Leominster, Herefordshire, HR6 8RS

DESCRIPTION: Erection of single storey side and rear extension.

COMMENT: No objection

DECISION: Approved with conditions.

9. LEOMINSTER AREA NEIGHBOURHOOD PLAN

A verbal update will be provided if available.

10. HIGHWAYS AND PARKING MATTERS

- (a) **Street Trading Application** - The Licensing Department at Herefordshire Council have received a Street Trading application from a Leominster-based trader who wishes to place a converted VW camper vehicle in Corn Square for the purposes of street trading. Please see the attached information provided by Herefordshire Council.

The application will be considered by Herefordshire Council's Street Trading Panel at the end of April 2017. Any comments from Leominster Town Council must be submitted by 26th April 2017. Herefordshire Council



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is also consulting with Oxfam, Flying Dutchman, HC elected members for Leominster, as well as their Parking division.

- (b) Highways Update** - To receive a verbal update on the progress of outstanding highway and parking matters.

11. DATE OF NEXT MEETING

The next meeting will be held on Monday 8th May 2017 at 19:00hrs in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

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Minutes of the Planning & Highways Committee meeting held on Monday 20th March 2017 commencing at 19:00 hours in the Council Offices, 17 West Street, Leominster HR6 8EP.

MEMBERS PRESENT: Councillors R Pendleton (Chair), Davies, Lacey, A Pendleton and Preece.

ALSO PRESENT: Ward Cllr Stone and one member of the public.

OFFICERS PRESENT: Town Clerk.

PH151/16 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Barton (personal), Freedland, Rumsey (holiday), Rosser (work), Taylor and Thomas (holiday)

PH152/16 DECLARATIONS OF INTEREST

There were no Declarations of Interest was made.

PH153/16 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH154/16 QUESTIONS FROM THE PUBLIC

One member of the public and Cllr Stone were present. There were no matters raised.

PH155/16 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 6th March 2017 be agreed and signed as a correct record.

PH156/16 THE LEOMINSTER HUM

Committee noted the open letter, revised report and additional comments received from BPI, RPS and Herefordshire Council following the meeting held on 6th February 2017. Concerns were raised that the noise was as loud as ever.

Following discussion the following timeline was adopted:

- The Open Letter to Leominster Residents would be uploaded onto the Town Council website and an electronic copy would be sent to the residents who had been involved in the matter to date;
- Following receipt of the Action Plan currently being developed by BPI and RPS, which was expected to be ready for release by the end of May, the Plan would be put on public display by the Town Council in the exhibition area at 11 Corn Square;
- Communications with the company would continue.

PH157/16 PLANNING APPLICATIONS

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

APPLICATION: P163285

SITE: Brook Hall, 27 Broad Street, Leominster, HR6 8BT

DESCRIPTION: Proposed conversion of ground floor only into 2 self-contained flats.

COMMENT: No objection to this application providing the following conditions were addressed:

- That the views of the Conservation Officer were taken into consideration;
- The concerns raised by local residents regarding the proposals were fully considered;
- That the points raised in the report submitted by Mr James were addressed fully;
- That all features of architectural and historical significance were protected and could be retrieved in the future;
- That the objections raised by the Transport Department that no car or cycle parking is proposed, nor is there space available. However, it is likely that at least some of the occupants will own cars, which will most likely be parked on the highway. This will increase parking pressure at an already busy place, including probable illegal parking in Vicarage Street. If the development was for fewer flats, it is likely that parking pressure would be reduced. This is contrary to NPPF Guidance clause 40;
- That adequate provision is made for the storage and disposal of waste.

APPLICATION: P163287

SITE: Brook Hall, 27 Broad Street, Leominster, HR6 8BT

DESCRIPTION: Proposed conversion of ground floor only into 2 self-contained flats.

COMMENT: No objection to this application providing the following conditions were addressed:

- That the views of the Conservation Officer were taken into consideration;
- The concerns raised by local residents regarding the proposals were fully considered;
- That the points raised in the report submitted by Mr James were addressed fully;
- That all features of architectural and historical significance were protected and could be retrieved in the future;
- That the objections raised by the Transport Department that no car or cycle parking is proposed, nor is there space available. However, it is likely that

at least some of the occupants will own cars, which will most likely be parked on the highway. This will increase parking pressure at an already busy place, including probable illegal parking in Vicarage Street. If the development was for fewer flats, it is likely that parking pressure would be reduced. This is contrary to NPPF Guidance clause 40;

- That adequate provision is made for the storage and disposal of waste.

APPLICATION: P170524

SITE: Land at Brick House Farm, Brierley, Leominster, Herefordshire, HR6 0NT

DESCRIPTION: Approval of Reserved Matters for access, layout, landscaping, scale and appearance (P160553/0).

COMMENT: No objection in principle but it was noted that the proposed drive which is proposed to be 3.6 metres wide was not wide enough to enable two cars to pass by each other and was therefore too narrow.

APPLICATION: P170595

SITE: The Lilacs, Laundry Lane, Leominster, HR6 8JT

DESCRIPTION: Removal of condition 3 (DCNC2006/2898/F) creation of an ancillary annexe. Remove condition in order to separate into two properties.

COMMENT: Insufficient information had been provided to enable an informed comment to be made. It was agreed to defer this item until additional information had been provided.

APPLICATION: P170779

SITE: Meath House, Mill Street, Leominster, HR6 8EF

DESCRIPTION: Propose to crown reduce 1 x Willow tree (T1) by 30%.
Crown reduce 1 x Walnut tree (T2) by 30%.

COMMENT: Delegate authority to the Town Tree Warden to comment.

APPLICATION: P170798

SITE: 137 Bargates, Leominster, Herefordshire, HR6 8QS

DESCRIPTION: Works to various Conifers.

COMMENT: Delegate authority to the Town Tree Warden to comment.

PH158/16 DECISIONS

The following grants and refusals were noted:

APPLICATION: P161189

SITE: Land adjoining Hengrave Green, Ivington, Leominster, Herefordshire, HR6 0JL

DESCRIPTION: Erection of 7 dwellings with associated vehicular access, parking and landscaping (Outline).

COMMENT: No objection
DECISION: Approved with conditions

APPLICATION: P170026
SITE: The Spinney, Ginhall Lane, Leominster HR6 8RD
DESCRIPTION: Works to various trees
COMMENT: Defer response until the Parish Tree Warden had carried out an inspection of the trees and assessed what was being proposed.
DECISION: Trees covered by TPO – Consent

APPLICATION: P170225
SITE: 26 Burgess Street, Leominster HR6 8DE
DESCRIPTION: Proposed works to Ash Tree. Crown lift to allow light into owners and neighbouring properties. Deadwood the tree to make safe.
COMMENT: No objection
DECISION: Trees in a conservation area – works can proceed.

PH159/16 LEOMINSTER AREA NEIGHBOURHOOD PLAN

Committee noted the following timeline for the completion of the Leominster Area Neighbourhood Plan:

- Initial amendments had now been completed and were being checked prior to submission to Herefordshire Council for final comment;
- The finalised Plan would be submitted to Herefordshire Council along with all the amended maps for final comment prior to Regulation 16 submission and consultation;
- Prior to the Regulation 16 submission a one week public consultation would be held at Corn Square for residents to comment on the amended Plan;
- There would be a further six week public consultation overseen by Herefordshire Council as part of Regulation 16 requirements;
- This would be followed by examination and referendum. Currently the timescale for completion was expected to be approximately six months.

PH160/16 HIGHWAYS AND PARKING MATTERS

Committee noted the reply received from Richard Ball following concerns raised by the Committee regarding the poor state of the highways and public realm in Leominster. A meeting had been held with Richard Ball, James Fishlock and Ray Wallace on Wednesday 15th March 2017 to discuss a number of issues.

It was confirmed by Herefordshire Council that it was developing proposals to improve the public realm in Leominster which would be available in a few weeks time. This would include an assessment of current Traffic Regulation Orders. Following this it had been agreed to conduct a public consultation on the proposals, including additional Residents Parking Zones.

It was acknowledged that there was a lack of investment funding available and one suggestion put forward by Committee was the consideration of levying rates on Poultry Farms which were currently exempt.

It was agreed to write to Bill Wiggin MP outlining the Council's and residents concerns regarding the very poor condition of the highways and requesting him to seek additional funding to help alleviate the issue.

PH161/16 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 10th April 2017 at 19:00hrs in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business, the meeting closed at 8:05pm.

CHAIR:

DATE: