

**SUPPLEMENT TO THE AGENDA FOR**

# **Planning Committee**

**Wednesday 8 January 2014**

**10.00 am**

**The Council Chamber, Brockington, 35 Hafod Road, Hereford**

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# **PLANNING COMMITTEE**

**Date: 8 January 2014**

## **Schedule of Committee Updates/Additional Representations**

**Note: The following schedule represents a summary of the additional representations received following the publication of the agenda and received up to midday on the day before the Committee meeting where they raise new and relevant material planning considerations.**

## SCHEDULE OF COMMITTEE UPDATES

**N123317/O - CLASS A1 FOOD STORE, PETROL FILLING STATION AND ASSOCIATED PARKING AND SERVICING FACILITIES, RESIZING AND REFURBISHMENT OF TWO CLASS B UNITS AND ASSOCIATED HIGHWAY WORKS AT LAND AT SOUTHERN AVENUE, LEOMINSTER, HEREFORDSHIRE, HR6 0QF**

**For: Mr Liptrott per Mr Barris Liptrott, The Finlan Centre, Hale Road, Widnes, Cheshire, WA8 8PU**

### ADDITIONAL REPRESENTATIONS

Further correspondence has been received from Barton Wilmore on behalf of Frank H Dale Ltd. They support the recommendation for refusal and are of the view that their clients site is sequentially preferable, being closer and well linked to the town centre. They also point out that Sainsbury's are contracted to their clients site whilst no operator is specifically identified to this site.

Peacock & Smith Planning Consultants, acting on behalf of Wm Morrison Supermarkets Plc have reinforced their objections to the application on the following grounds:

- The site is safeguarded employment land under Policy E5 of the Herefordshire Unitary Development Plan.
- The site is in an out-of centre location with little prospect of encouraging linked trips.
- The proposal will have a detrimental impact on the performance of existing food retail facilities in Leominster and will adversely impact the vitality and viability of the town centre.

Correspondence from the 'Town Centres First in Herefordshire' group, who represent campaigners from the local market towns of Leominster, Bromyard and Ledbury has also been received. In summary the points raised are as follows:

- They point out that they are not fundamentally opposed to supermarkets and acknowledge a need to strengthen the sustainability of high streets.
- The Committee are urged to take a consistent approach and refuse the application in the same way as they did in Ledbury. The correspondence notes that, despite their suggestions at the time, the applicants did not lodge an appeal against the Council's decision in that particular instance.
- The proposal considers that approval would be disastrous for Leominster and would open the floodgates for similar decisions elsewhere across the county.

A letter of support has been received from a local resident who expresses the view that there is a need for at least one new large food store in Leominster. In summary the points raised are as follows:

- A new store would be of benefit to Leominster and its nearby villages.
- The proposed population expansion in Leominster means that a new food retail outlet will be necessary.

- The opening of new retail premises will have little or no lasting adverse effect upon existing town centre retail activity.
- The opening of new retail premises, combined with the proposed expansion plans of the applicant will offer significant employment opportunities.

### **OFFICER COMMENTS**

The correspondence received does not raise any new issues and therefore no change to the recommendation is proposed.

### **CHANGE TO RECOMMENDATION**

**No change to the recommendation**

**130616/F - HYBRID PLANNING APPLICATION (PART DETAILED/PART OUTLINE) FOR THE PART DEMOLITION OF EXISTING BUILDINGS AND STRUCTURES AND MIXED USE DEVELOPMENT OF THE SITE TO PROVIDE A RETAIL STORE, PETROL FILLING STATION, RESIDENTIAL AND ASSOCIATED WORKS. AT LAND AT MILL STREET, LEOMINSTER, HEREFORDSHIRE,**

**For: Frank H Dale Ltd per 7 Soho Square, London, W1D 3QB**

### **ADDITIONAL REPRESENTATIONS**

Further correspondence has been received from Barton Wilmore on behalf of Frank H Dale Ltd. In summary the following points are raised:

- There is surprise that the application is recommended for refusal on highway grounds given that there is no objection from either Network Rail or the Highways Agency. It does not appear that there has been any technical analysis of the Transport Assessment.
- It is clear from the Retail Assessment and supplementary notes to it that existing convenience stores in the town centre (including Aldi) will continue to trade above company average levels.
- The level of retail impact has been shown to be 6%, a level which cannot be considered to be significantly adverse.
- The benefits of the application have not been appropriately considered; namely:
  - a) The retention of Dales in the town and further job creation
  - b) Improved flood protection measures
  - c) Provision of new housing, including affordable housing
  - d) Improved local choice and competition for stores in Leominster and the retention of leakage to Hereford for both food and non-food shopping
  - e) Potential for linked trips and ease of access by foot from both the town centre and residential areas

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- The site is in an out-of centre location with little prospect of encouraging linked trips
- The proposal will have a detrimental impact on the performance of existing food retail facilities in Leominster and will adversely impact the vitality and viability of the town centre

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## **OFFICER COMMENTS**

Mill Street is not part of the A49(T) and therefore the comments from the Highways Agency do not relate specifically to the intensification of traffic movements along it. The Council's Highway Engineer has considered the Transport Assessment that has been submitted. However, his comments reflect his first hand observations of road conditions along Mill Street rather than the computer modelling upon which the Transport Assessment is based.

## **CHANGE TO RECOMMENDATION**

**No change to the recommendation**

# PLANNING COMMITTEE

8 January 2014

## PUBLIC SPEAKERS

### APPLICATIONS RECEIVED

Ref No.	Applicant	Proposal and Site	Application No.	Page No.
7	Mr Liptrott	Class A 1 food store, petrol filling station and associated parking and servicing facilities, resizing and refurbishment of two Class B units and associated highway works at <b>Land at Southern Avenue, Leominster, Herefordshire, HR6 0QF</b>	123317/O	25
<b>PARISH COUNCIL: Mr P ELLIS (LEOMINSTER TOWN COUNCIL)</b>				
<b>OBJECTOR: MR D MIFFLIN (FRIENDS OF LEOMINSTER ACTION GROUP)</b>				
<b>SUPPORTER: Mr A BRODIE (APPLICANT'S AGENT)</b>				
8	Frank H Dale	Hybrid planning application (part detailed/part outline) for the part demolition of existing buildings and structures and mixed use development of the site to provide a retail store, petrol filling station, residential and associated works at <b>Land at Mill Street, Leominster, Herefordshire</b>	130616/F	53
<b>PARISH COUNCIL: MR P ELLIS (LEOMINSTER TOWN COUNCIL)</b>				
<b>OBJECTOR: MR J VERITY (CHAIRMAN – LEOMINSTER CIVIC SOCIETY)</b>				
<b>SUPPORTER: MR A INGRAM (APPLICANT'S AGENT)</b>				

9	Mrs Smolas	<p>Change of use of redundant farm buildings into 3 residential cottages to be used as holiday lets. Erection of 5 demountable geo domes (or shepherds huts). Purpose built shower/wc adjacent to farm buildings (to replace soon to be demolished new build stable block). Communal lounge/dining and kitchen for geo dome guests in existing buildings at <b>Llanerch Y Coed, Dorstone, Hereford, HR3 6AG</b></p>	132192/F	75
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**PARISH COUNCIL: Mr W BULLOUGH (CLIFFORD PARISH COUNCIL)**

**OBJECTOR: Mrs P COOKE (RESIDENT)**

**SUPPORTER: Mrs K SMOLAS (APPLICANT)**