



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 23rd February 2021

To: All Members of the Planning & Highways Committee:
Councillors Rosser (Chair), Williams (Vice-Chair), Herschy, Parris, Preece, Rumsey
and Thomas.
(Copies to other Councillors for information)

NOTICE OF MEETING

In accordance with the Local Authorities (Coronavirus) (Flexibility of Local Authority Meetings) (England) Regulations 2020, you are hereby summoned to attend an online meeting of the Planning & Highways Committee to be held on **Monday 1st March 2021 commencing at 18:00 hours** via 'Zoom' on the following dedicated link:

Meeting ID: 816 6486 8438

Press and public are cordially invited to attend. Those wishing to join the meeting should contact the clerk on townclerk@leominstertowncouncil.gov.uk in advance for the meeting password.

Julie Debbage

Julie Debbage
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. **REQUESTS FOR DISPENSATIONS**

To consider requests for dispensations (must be notified in writing).

5. **QUESTIONS FROM THE PUBLIC (maximum 15 minutes)**

To receive questions and statements from members of the public as provided for in Standing Orders.

6. **MINUTES OF PREVIOUS MEETING**

To receive and approve as a correct record the minutes of the Planning & Highways Committee meeting held on 8th February 2021.

7. **PLANNING**

- (a) **Planning applications** – The following applications have been received from the Planning Authority and require comment for determination by Herefordshire Council:

Application no & site address: Planning Consultation – **210319** – Jazz Hair Studio, The Old School, Burgess Street, Leominster Herefordshire HR6 8DE

Description: Works to the building to facilitate the creation of a flat on the first floor. Works include Creation of an internal glazed entrance lobby, Creation of a new fireproof partition wall, Removal of existing C20 stud walls, and Reinstatement and raising of former sash window on east elevation.

Applicant(s): Mrs C Williams

Grid ref: OS 349481, 259087

Application type: Listed Building Consent

Website link: <http://www.herefordshire.gov.uk/searchplanningapplications>

Application no & site address: Planning Consultation – **210196** – 17 Radnor View, Leominster Herefordshire HR6 8TF

Description: Proposed single storey extension to front and single and two storey extension to side.

Applicant(s): Mr Oliver Summers

Grid ref: OS 348826, 259241

Application type: Full Householder

Website link: <http://www.herefordshire.gov.uk/searchplanningapplications>

- (b) **5 Year Housing Land Supply Addendum** – to discuss the Herefordshire Council Survey.

- (c) **Planning & Highways Committee representative** – to consider appointing a representative (and standby) from the committee to speak regarding applications at Herefordshire Council Planning meetings.
- (d) **Section 106** - to review and update the list of how S106 money should be spent.

8. DECISIONS

The following planning decisions had been received from Herefordshire Council. This list covers the period since publishing the last agenda until 19th February 2021.

Leominster East

Number: P203819/F

Current status: Determination Made

Decision: Refused

Type: Planning Permission

Location: Brierley Court Hop Farm, Brierley, Leominster, Herefordshire HR6 0NU

Proposal: Application for removal of condition 10 of planning permission 132322/F (Proposed construction of water storage reservoirs). To allow excavated material to be removed from the site for use elsewhere.

Comment: Objection - Lack of information provided regarding timeframes, access onto a 7.5t limit road and traffic generation.

Leominster South

Number: P204442/PA1

Current status: Determination Made

Decision: Prior Approval Given

Type: Home Notification - Prior Approval

Location: Hadnock House, Widgeon Hill Farm, Hamnish, Leominster, Herefordshire HR6 0QN

Proposal: Proposed single storey extension which will extend beyond the rear wall of the dwelling house by 3.9 metres. The maximum height of the enlarged part of the dwelling house is 2.4 metres and the height of the eaves of the enlarged part of the dwelling house is 4.0 metres.

Comment: No comment

Leominster South

Number: P203884/F

Current status: Determination Made

Decision: Refused

Type: Planning Permission

Location: Land adjacent to Alverstoke, Hereford Road, Wharton, Herefordshire HR6 0NY

Proposal: Proposed residential development comprising of 10 no. detached executive style houses each with a double garage. New vehicle access leading and surface water runoff collection storage and controlled infiltration waste drainage treatment and on site disposal (non mains).

Comment: Objection – on the grounds of access. Also concerns regarding the drainage system to be used due to highway flood risk.

9. HIGHWAYS AND PARKING MATTERS

- (a) **Highway and Parking Matters** - To consider any parking and highway issues relating to the Parish of Leominster.
- **Green Lane Traffic Regulation Order** – to consider the Formal Consultation (Notice of Proposal) stage of the TRO scheme.
- (b) **River Lugg funding** – To consider the introduction of the funding application, by the River Lugg board, for use by those who would like to ask the River Lugg Internal Drainage Board for a contribution towards works on waterways within the Boards area.
- (c) **Proposed Public Path Diversion Order Footpath ZC85 and ZC86** – To consider the proposals, by Herefordshire Council, to divert parts of footpaths ZC85 and ZC86 (OS Grid Reference SO 4949 5630). The reasons for the proposals are:
- Regularise the path in relation to current site layout and farm practises (ZC85)
 - Utilise and existing bridge on a route currently used rather than replace an existing broken bridge. (ZC85)
 - Improve accessibility by removing the need to navigate steps (ZC85)
 - Provide better alignment in relation to a proposed development (ZC86).

10. LICENCING MATTERS

There have been no licencing applications received.

11. DATE OF NEXT MEETING

The next meeting will be held on Monday 22nd March 2021 either via Zoom or dependent on social distancing restrictions being lifted, in the Council Offices, 11 Corn Square, Leominster, HR6 8YP commencing at 6:00pm

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 8th February 2021 commencing at 18:00 hours remotely via Zoom.

MEMBERS PRESENT: Councillors Williams (Vice-Chair), Herschy, Parris, Rumsey and Thomas.

Councillors Rosser (Chair) and Preece were unable to join the meeting due to technical issues and the meeting commenced at 18.08.

ALSO PRESENT: One member of the public

OFFICERS PRESENT: Town Clerk, Democratic Services Officer

PH133/20 APOLOGIES FOR ABSENCE

No apologies for absence were received.

PH134/20 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH135/20 HEREFORDSHIRE COUNCIL MEMBERS

There were no Herefordshire Council members in attendance.

PH136/20 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH137/20 QUESTIONS FROM THE PUBLIC

One member of the public was present. The following concerns were raised regarding planning applications P202598 and 202599:

- The applications are intrinsically linked with planning application P160811 where an integral condition for planning permission was the introduction of traffic calming measures and a reduction in the speed limit to 30mph on the road created in that development. This TRO has yet to be completed;
- The development would mean an increase to 10 vehicles using the site;
- The current development has created access issues in the village due to construction traffic;
- An area was identified in the Neighbourhood Development Plan 2017 that can't be built on;
- There was no information as to how the apartments would access water;
- The proposals in the plans for the treatment of sewage is incorrect. The sewage will flow into a septic tank used by other properties and the concern was whether this would be large enough.

PH138/20 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 18th January 2021 be agreed and will be signed as a correct record when social distancing restrictions are lifted.

PH139/20 PLANNING

(a) **Planning applications** – It was **RESOLVED** to submit the following comments to Herefordshire Council:

Application no & site address: Planning Consultation – **202598** – Brierley Court Hop Farm, Brierley Lane, Brierley, Leominster, Herefordshire HR6 0NU

Description: Proposed sub-division of existing farmhouse to create two dwellings. Conversion of existing Hop warehouse and Oast House to create three apartments with external garaging, car parking and revised access.

Applicant(s): Mr John Davies

Grid ref: OS 349551, 255966

Application type: Planning Permission

Comment: No objection provided that the sewer can accommodate the extra capacity.

Application no & site address: Planning Consultation – **202599** – Brierley Court Hop Farm, Brierley Lane, Brierley, Leominster, Herefordshire HR6 0NU

Description: Proposed sub-division of existing farmhouse to create two dwellings. Conversion of existing Hop warehouse and Oast House to create three apartments with external garaging, car parking and revised access.

Applicant(s): Mr John Davies

Grid ref: OS 349552, 255967

Application type: Listed Building Consent

Comment: No objection subject to satisfying listed building regulations.

Application no & site address: Planning Consultation - **204491** – 17 West Street, Leominster, Herefordshire HR6 8EP

Description: Proposed change of use from office to health consulting rooms with reception, office and training space. Proposed signage.

Applicant(s): Ms Joanna Bruce

Grid ref: OS 349560, 258971

Application type: Planning Permission

Comment: No objection

Application no & site address: Planning Consultation - **204492** – 17 West Street, Leominster, Herefordshire HR6 8EP

Description: Proposed signage.

Applicant(s): Ms Joanna Bruce

Grid ref: OS 349560, 258971

Application type: Advertisement Consent

Comment: No objection

Application no & site address: Planning Consultation - **202416** – 22 Westgate, Leominster, Herefordshire HR6 8SA

Description: Proposed side and rear extensions.

Applicant(s): Mr Terry Manuel
Grid ref: OS 347915, 258717
Application type: Full Householder
Comment: No objection

Application no & site address: Planning Consultation - **203243** – 58a Bridge Street, Leominster, Herefordshire HR6 8DZ

Description: Proposed construction of a detached annexe forming accommodation ancillary to the main dwelling.

Applicant(s): Mr & Mrs Warren

Grid ref: OS 349503, 259586

Application type: Full Householder

Comment: Objection because it conflicts with the Neighbourhood Development Plan (building on garden land) and concerns about access.

Application no & site address: Planning Re-Consultation - **203532** – Orchard Bungalow, Ivington Road, Newtown, Leominster, Herefordshire HR6 8QD

Description: Proposed demolition of existing property and garage and erection of replacement property.

Applicant(s): Mr Henry Calhoun

Grid ref: OS 347824, 257618

Application type: Planning Permission

Comment: No objection but would encourage the use of permeable paving for the driveway.

Application no & site address: Planning Consultation - **204479** – Detached Annexe building at The Crabtree, Hyde Ash, Ivington, Leominster, Herefordshire HR6 0JR

Description: Proposed change of use of detached annexe building to dwelling.

Applicant(s): Mr L Price

Grid ref: OS 345452, 255598

Application type: Planning Permission

Comment: No objection subject to the property not being sold as a separate dwelling.

Application no & site address: Planning Consultation - **210073** – Westfield School, Ryelands Road, Leominster, Herefordshire HR6 8NZ

Description: Replacement of vacant building with new Hydropool and separate social / meeting room associated with Westfield School.

Applicant(s): Nicki Gilbert

Grid ref: OS 349346, 258893

Application type: Planning Permission

Comment: No objection

Application no & site address: Planning Consultation - **204120** - Low Moor, Elm Close, Leominster, Herefordshire HR6 8JX

Description: Proposed erection of a double garage.

Applicant(s): Mr Colin Bradford

Grid ref: OS 349503, 258128

Application type: Full Householder

Comment: No objection

PH140/20 DECISIONS

The following planning decisions received from Herefordshire Council were noted. These were presented at the meeting.

Leominster East

Number: P203604/F

Current status: Determination Made

Decision: Approved with Conditions

Type: Planning Permission

Location: Area 11, Light Industrial Building, Leominster Enterprise Park, Enterprise Way, Leominster, Herefordshire

Proposal: Extensions to existing building

Comment: No Objection

Leominster East

Number: P203586/L

Current status: Determination Made

Decision: Approved with Conditions

Type: Listed Building Consent

Location: Flat 2, 14 Church Street, Leominster, Herefordshire HR6 8NQ

Proposal: Improvements to mechanical ventilation to alleviate condensation and dampness. Replacement of one timber bay window. External repairs. Internal repairs to plastered walls affected by dampness.

Comment: No Objection

Leominster East

Number: P204238/V

Current status: Determination Made

Decision: Approved

Type: Certificate of Lawfulness (CLOPD)

Location: Leominster Enterprise Park, Units C3 To C5, Enterprise Way, Leominster, Herefordshire

Proposal: Certificate of lawfulness for proposed use as retail and cafe/restaurant E(a) and E(b).

Comment: No Comment

Leominster East

Number: P204424/PA7

Current status: Determination Made

Decision: Withdrawn

Type: All others - Prior Approval

Location: Farm buildings adjacent to A49 Stoke Prior HR6 0QJ

Proposal: Application for prior notification for a steel portal frame agricultural building.

Comment: No Comment

Leominster West

Number: P204191/K

Current status: Determination Made

Decision: Trees in Cons Area Works Can Proceed

Type: Works to Trees in a Conservation Area

Location: St Ethelbert Roman Catholic Church, Bargates, Leominster, Herefordshire HR6 8QS

Proposal: Proposed works to T1 - Mature Lawson Cypress. Root System causing raising and cracking of tarmac drive. Cracking moving towards Church porch foundations. Tree too close to the property next door - 86, Bargates - Church House - Causing excessive shading.

Comment: Support the application

Leominster West

Number: P203646/FH

Current status: Determination Made

Decision: Refused

Type: Full Householder

Location: 2 Eureka Villas, Barons Cross Road, Leominster, Herefordshire HR6 8RP

Proposal: Proposed two storey side and rear extension.

Comment: No Objection

PH141/20 HIGHWAYS AND PARKING MATTERS

(a) Highway and Parking Matters

- It was noted that there are a significant number of potholes along The Bargates and Barons Cross Road and also in other areas around Leominster. The clerk has received complaints from residents about the roads and will write to Balfour Beatty regarding the condition of the A44 in particular and the dangers it poses;
- It was noted that, following works carried out on Broad Street by Welsh Water, drains are blocked and the entrance to Arkwright Close is covered in water;
- The committee raised concerns regarding the condition of the bridge on Bridge Street. The clerk will confirm with Balfour Beatty that they check the structural condition of the bridge;
- Passa Lane – The clerk advised that an email had been received from a resident regarding the condition of the lane and that it is being used as an unofficial bypass. The committee **RESOLVED** that the clerk should investigate the installation of Unsuitable for Large Vehicles signage on the ends of the lane and the clerk will initially approach the Ward Councillor to seek their support;
- It was reported that residents of a house at Cobnash had been unable to use their water supply as a result of drainage work performed by Balfour Beatty to the road outside their property. The clerk has contacted Balfour Beatty and the problem will be rectified as soon as possible.

(b) Leominster Primary School Crossing Patrol

Committee noted that, following support from Leominster Town Council to continue with recruitment for this post, the post is now being advertised on Hoople and the Town Council website.

(c) Heritage Action Zone Public Realm Project

The clerk provided the following update to the committee:

- A meeting has been held regarding planning and infrastructure;
- The HSHAZ Project Manager has been appointed;
- A further appointment of a Highways Project Manager is due to be made;
- Work to Corn Square and the wider public realm is estimated to be one year;
- Funding is a year behind plans due to COVID-19 but project timelines remain the same;
- Further information regarding the project will be sent out as it is received.

PH142/20 LICENCING MATTERS

Committee noted that no licencing applications had been received.

PH143/20 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 1st March 2021 commencing at **18:00 hours** either remotely via Zoom or in the Council Offices, 11 Corn Square, Leominster, HR6 8YP depending on the lifting of social distancing restrictions by central government.

There being no other business the meeting closed at 19.38 hours.

CHAIR:

DATE: