



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 16th March 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 22nd March 2021 commencing at 18:00 hours** via 'Zoom' on the following dedicated link:

Meeting ID: 868 9237 9110

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 1st March 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 – **210112** – 9 Broad Street, Leominster, Herefordshire HR6 8BT

Description: The building is currently a shop on the ground floor which will remain unchanged and has two, one bed flats on the first floor and an additional two, one bed flats on the second floor. Proposal is to reinstate the first and second floor as one house. The original plaster work ceiling will be exposed and the rear sash windows on the first floor will be replaced.

Applicant(s): Mrs Joanna Cockroft

Grid ref: OS 349593, 259148

Application type: Listed Building Consent

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

Application no & site address: Planning Consultation – **210299** – Rear ground and upper floors, 24 Broad Street, Leominster, Herefordshire HR6 8BS

Description: Proposed change of use from A1 to residential Use Class C3 - (Front ground to remain A1)

Applicant(s): Mrs C Clarke

Grid ref: OS 349631, 259190

Application type: Planning Permission

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

Application no & site address: Planning Consultation – **210300** - Rear ground and upper floors, 24 Broad Street, Leominster, Herefordshire HR6 8BS

Description: Proposed change of use from A1 to residential Use Class C3 -
(Front ground to remain A1)

Applicant(s): Mrs C Clarke

Grid ref: OS 349631, 259190

Application type: Listed Building Consent

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

Application no & site address: Planning Consultation –**210304** – Land adjacent to A49, Stoke Prior, Leominster, Herefordshire HR6 0QJ

Description: Proposed erection of a steel portal frame building for the storage of solid farmyard manure.

Applicant(s): Mr Peter Cooke

Grid ref: OS 350546, 258538

Application type: Planning Permission

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

Application no & site address: Planning Consultation – **210418** – 1 Drapers Lane, Leominster, Herefordshire HR6 8ND

Description: Proposed alteration of ground, first and second floors to create two one-bedroom flats with access from ground floor

Applicant(s): Mr Alex Higgins

Grid ref: OS 349660, 259103

Application type: Planning Permission

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

Application no & site address: Planning Consultation – **210419** – 1 Drapers Lane, Leominster, Herefordshire HR6 8ND

Description: Proposed alteration of ground, first and second floors to create two one-bedroom flats with access from ground floor

Applicant(s): Mr Alex Higgins

Grid ref: OS 349660, 259103

Application type: Listed Building Consent

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

- (b) **Checklists for applications** – the Environmental Working Group have requested that the Committee consider the attached checklists:
- Climate Change Measures compliance checklist
 - Biodiversity & Ecology Measures compliance checklist

8. DECISIONS

The following planning decisions had been received from Herefordshire Council. This list covers the period since publishing the last agenda until 5th March 2021.

Leominster West

Number: P202416/FH

Current status: Determination Made

Decision: Approved with Conditions

Type: Full Householder
Location: 22 Westgate, Leominster, Herefordshire HR6 8SA
Proposal: Proposed side and rear extensions.
Comment: No objection

Leominster East

Number: P210661/F
Current status: Determination Made
Decision: Determination Declined
Type: Planning Permission
Location: Land at Dukes Walk, Leominster, Herefordshire HR6 8AE
Proposal: Proposed erection of two 3 bedroom dwelling houses (part retrospective)
Comment: No comment required

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 Notice of Proposal Documentation stage of the TRO scheme.

10. LICENCING MATTERS

There have been no licencing applications received.

11. DATE OF NEXT MEETING

The next meeting will be held on Monday 12th April 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 1st March 2021 commencing at 18:00 hours remotely via Zoom.

MEMBERS PRESENT: Councillors Rosser (Chair), Williams (Vice-Chair) (18:18), Herschy, Parris, Preece, Rumsey and Thomas.

ALSO PRESENT: Ward Councillor Bartlett

OFFICERS PRESENT: Town Clerk, Democratic Services Officer

PH144/20 APOLOGIES FOR ABSENCE

No apologies for absence were received.

PH145/20 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH146/20 HEREFORDSHIRE COUNCIL MEMBERS

A Herefordshire Council member was in attendance in an advisory role and not involved in any decision making.

PH147/20 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH148/20 QUESTIONS FROM THE PUBLIC

No members of the public were present.

PH149/20 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 8th February 2021 be agreed and will be signed as a correct record when social distancing restrictions are lifted.

PH150/20 PLANNING

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

Comment: No Objection subject to fire regulations and consideration being given to the storage of waste.

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

Comment: No Objection

- (b) **5 Year Housing Land Supply Addendum** – Committee considered the 5 Year Plan and requested more information. Cllr Bartlett advised that she would provide slides for circulation.
- (c) **Planning & Highways Committee representative** – Following discussion it was **RESOLVED** to appoint Cllr Thomas as the representative to speak regarding applications, at Herefordshire Council Planning meetings, with Cllr Williams as standby.
- (d) **Section 106** – Following discussion it was agreed that a new Health Centre be prioritised for future S106 spending. The clerk will enquire with the S106 officer regarding the reallocation of existing S106 funds.

Cllr Bartlett left the meeting at 18:49

PH151/20 DECISIONS

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

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.

PH152/20 HIGHWAYS AND PARKING MATTERS

(a) Highway and Parking Matters

- It was noted that there are still a significant number of potholes around Leominster. It was **RESOLVED** that Cllr Thomas will write to the Chairman of Hereford County Council regarding the condition of the roads in Leominster;
- It was reported that one of the two posts that had been installed outside the Hop Pole, to prevent parking, had been removed and was causing issues;
- The issue of parking outside Aladdin's General Stores, on the zig zag of the zebra crossing, was raised and will be reported to the police;
- It was reported that Bridge Street Car Park are introducing Pay machines and concerns have been raised regarding whether people using the car park will be required to pay whilst attending Covid-19 vaccination appointments. The clerk will raise the matter with HALO Leisure;
- **Green Lane Traffic Regulation Order** – Committee noted the Formal Consultation (Notice of Proposal) stage of the TRO scheme.

(b) River Lugg funding - Committee noted the introduction of the funding.

(c) Proposed Public Path Diversion Order Footpath ZC85 and ZC86 Committee considered the Diversion Orders and it was **RESOLVED** that the proposals be accepted.

PH153/20 LICENCING MATTERS

Committee noted that no licencing applications had been received.

PH154/20 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 22nd 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 19.21 hours.

CHAIR:

DATE: