



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 6th April 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 12th April 2021 commencing at 18:00 hours** via 'Zoom' on the following dedicated link:

Meeting ID: 865 9427 4423

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 22nd 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 - **210001** – 32 Burgess Street, Leominster, Herefordshire HR6 8DE

Description: Works to include removing rotten oak floor boards, lay limecrete base, construct fire resistant stud wall, install underfloor heating to ground floor. Take down chimney. Install beam and supporting columns to support existing floor joists. Like for like repair/replacement works to oak frame where members are rotten.

Applicant(s): Mr Ieuan Price

Grid ref: OS 349485, 259115

Application type: Listed Building Consent

Website link: [Link to Herefordshire Council Planning Website](#)

Application no & site address: Planning Consultation - **210655** – Cornhill Cop Farm, Stag Batch, Leominster, Herefordshire HR6 9DA

Description: Proposed extension to existing cattle barns, steel portal framed building to store cattle muck.

Applicant(s): Mr Tom Rogers

Grid ref: OS 347099, 258440

Application type: Planning Permission

Website link: [Link to Herefordshire Council Planning Website](#)

Application no & site address: Planning Consultation - **210562** – Broad Farm, Leominster, Herefordshire HR6 0AN

Description: Proposed erection of agricultural manure store.

Applicant(s): Mr M Sparey

Grid ref: OS 349035, 260494

Application type: Planning Permission

Website link: [Link to Herefordshire Council Planning Website](#)

Application no & site address: Planning Consultation - **210043** – The Barn Adjacent to The Hop Pole, Bridge Street, Leominster, Herefordshire HR6 8DX

Description: Proposed conversion of barn into two dwellings.

Applicant(s): Mr Mark Yarnold

Grid ref: OS 349535, 259471

Application type: Planning Permission

Website link: [Link to Herefordshire Council Planning Website](#)

Application no & site address: Planning Consultation - **210044** - The Barn Adjacent to The Hop Pole, Bridge Street, Leominster, Herefordshire HR6 8DX

Description: Proposed conversion of barn into two dwellings.

Applicant(s): Mr Mark Yarnold

Grid ref: OS 349535, 259471

Application type: Listed Building Consent

Website link: [Link to Herefordshire Council Planning Website](#)

Application no & site address: Planning Consultation - **210792** – Kings Thorne, Barons Cross Road, Leominster, Herefordshire HR6 8RS

Description: Proposed raised decking area (1.3m above ground level).

Applicant(s): Mr Lee Morris

Grid ref: OS 348139, 258577

Application type: Full Householder

Website link: [Link to Herefordshire Council Planning Website](#)

Application no & site address: Planning Consultation - **210989**
3 Ropewalk Avenue, Leominster, Herefordshire. HR6 8LY

Description: T1:pollard, or reduction, fell, due to massive shading, showing signs of disease and rot at base and upper bowl of crown, extensive leaf and branches blocking gutters and down pipes of multiple properties, also has had root damage when building property

Applicant(s): Mr Paul Brogan

Grid ref: 348702 – 258880

Application type: Works to trees covered by TPO

Website link: [Link to Herefordshire Council Planning Website](#)

Application no & site address: Planning Consultation – **210832** - 3 Ropewalk Avenue, Leominster, Herefordshire. HR6 8LY

Description: T1 ash tree - excessive shading and too large for back garden with low amenity value.

Applicant(s): Mr Paul Brogan

Grid ref: 348702 - 258879

Application type: Works to trees covered by TPO

Website link: [Link to Herefordshire Council Planning Website](#)

Application no & site address: Planning Consultation – **210777**- Mooltan, Havelock Road, Leominster, Herefordshire. HR6 8QZ.

Description: Proposed single storey rear extension

Applicant(s): Mr & Mrs Cooper

Grid ref: 348785 – 258891

Application type: Full Householder

Website link: [Link to Herefordshire Council Planning Website](#)

Application no & site address: Planning Consultation – **210870** - Mooltan, Havelock Road, Leominster, Herefordshire. HR6 8QZ.

Description: T1 Leylandii Remove as the roots are interfering with the wall, fence and potentially mains water running directly underneath. T2 Leylandii Remove to create more light for orchard trees to be planted (apple, pear and cherry proposed). H1 Leylandii hedge at back of garden. Remove to create more light for orchard trees to be planted (apple, pear and cherry proposed) All work subject to nesting birds.

Applicant(s): Mr & Mrs Cooper

Grid ref: 348781 - 258891

Application type: Works to Trees in a Conservation Area

Website link: [Link to Herefordshire Council Planning Website](#)

8. DECISIONS

The following planning decisions had been received from Herefordshire Council. This list covers the period since publishing the last agenda until 26th March 2021.

Leominster West

Number: PC201466/O

Current status: Determination Made

Decision: Approved with Conditions

Type: Outline

Location: Land at Stag Batch House, Monkland Road, Stag Batch, Herefordshire

Proposal: Proposed erection of a rural enterprise worker's dwelling and associated works with matters of landscaping reserved for future consideration.

Comment: No Objection

Leominster West

Number: PC210196/FH

Current status: Determination Made

Decision: Approved with Conditions

Type: Full Householder

Location: 17 Radnor View, Leominster, Herefordshire HR6 8TF

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

Comment: No Objection

Leominster South

Number: PC203532/F

Current status: Determination Made

Decision: Approved with Conditions

Type: Planning Permission

Location: Orchard Bungalow, Ivington Road, Newtown, Leominster, Herefordshire HR6 8QD

Proposal: Proposed demolition of existing property and erection of replacement.

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

Leominster South

Number: PC204120/FH

Current status: Determination Made

Decision: Approved with Conditions

Type: Full Householder

Location: Low Moor, Elm Close, Leominster, Herefordshire HR6 8JX

Proposal: Proposed erection of a double garage.

Comment: No Objection

Leominster South

Number: PC204492/A

Current status: Determination Made

Decision: Approved with Conditions

Type: Advertisement Consent

Location: 17 West Street, Leominster, Herefordshire HR6 8EP

Proposal: Proposed signage.

Comment: No Objection

Leominster South

Number: PC204491/F

Current status: Determination Made

Decision: Withdrawn

Type: Planning Permission

Location: 17 West Street, Leominster, Herefordshire HR6 8EP

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

Comment: No Objection

Leominster South

Number: PC210484/PA7

Current status: Determination Made

Decision: Prior Approval Not Required

Type: All others - Prior Approval

Location: Wharton Bank Farm, Wharton, Leominster, Herefordshire HR6 0NX

Proposal: Application for prior notification for apple store, implement and spray sheds to service the orchards.

Comment: No comment required

Leominster East

Number: PC210319/L

Current status: Determination Made

Decision: Approved with Conditions

Type: Listed Building Consent

Location: Jazz Hair Studio, The Old School, Burgess Street, Leominster, Herefordshire HR6 8DE

Proposal: 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.

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

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 objections received in respect of the TRO and to confirm whether to continue to support the scheme following a review of the objections.

The main concerns expressed by the four Objectors are:

- 1) Impact on Oldfields Close (1 resident)
- 2) Impact on private car park at Townsend Court flats (1 resident)
- 3) Impact of residents parking bay in place of removed double yellows on Green Lane preventing access to alleyway where they need to get motorcycles and ladders out (1 resident)
- 4) General opposition to notion of further permit zones (1 resident from another street east of A44).

10. LICENCING MATTERS

The following licencing applications have been received.

AGENDA

<u>Premise Name</u>	<u>Premise address</u>	<u>Max Time</u>	<u>Start of 28day period</u>	<u>End of 28day Period</u>	<u>Current Licences</u>
Dom's Bike Stop	Westeaton Nurseries Stoke Prior Lane Leominster HR6 0NA	Live Music (Indoors/Outdoors), Recorded Music (Indoors/Outdoors), Sale/Supply of Alcohol (consumption on and off the premises) Monday – Sunday 11:00 – 23:00 Late Night Refreshment (Indoors/Outdoors) Christmas Eve 23:00 – 24:00 New Year's Eve 23:00 – 01:00 Live Music, Recorded Music, Sale/Supply of Alcohol Christmas Eve 11:00 – 24:00 New Year's Eve 11:00 – 01:00	01.04.2021	28.04.2021	New Grant Proposed DPS Dominic Howe Westeaton Nurseries Stoke Prior Lane Leominster HR6 0NA PL2303 Herefordshire Council

<u>Premise Name</u>	<u>Premise address</u>	<u>Max Time</u>	<u>Start of 28day period</u>	<u>End of 28day Period</u>	<u>Current Licences</u>
Dales Cricket Club	Mill Street Leominster HR6 8EF	Sale/Supply of Alcohol (consumption on and off the premises) Monday – Sunday 11:00 – 23:00	30.03.2021	26.04.2021	New Grant Proposed DPS Mervyn O'MAHONY PL2397 Herefordshire Council

11. DATE OF NEXT MEETING

The next meeting will be held on Monday 10th May 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 22nd March 2021 commencing at 18:00 hours remotely via Zoom.

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

OFFICERS PRESENT: Town Clerk, Democratic Services Officer

PH155/20 APOLOGIES FOR ABSENCE

No apologies for absence were received.

PH156/20 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH157/20 HEREFORDSHIRE COUNCIL MEMBERS

There were no Herefordshire Council members in attendance.

PH158/20 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH159/20 QUESTIONS FROM THE PUBLIC

No members of the public were present.

PH160/20 MINUTES OF PREVIOUS MEETING

Cllr. Preece queried the figures used in the 5 Year Housing Plan. The clerk will contact Herefordshire Council to review this.

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 1st March 2021 be agreed and will be signed as a correct record when social distancing restrictions are lifted.

PH161/20 PLANNING

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

Comment: No Objection. The Committee would prefer an alternative source of heating to be provided.

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

Comment: No Objection.

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

Comment: No Objection.

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

Comment: No Objection.

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

Comment: No Objection. Please include a cycle store at the rear of the property if possible.

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

Comment: No Objection subject to satisfying listed building regulations. Please include a cycle store at the rear of the property if possible.

- (b) **Checklists for applications** - Committee considered the checklists and **RESOLVED** to refer to the checklists for new builds. The Committee also **RESOLVED** to propose the installation of solar power generation on all new buildings.

PH162/20 DECISIONS

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

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

Committee queried what was happening in respect of Dukes Walk. The clerk will contact Herefordshire Council for an update.

PH163/20 HIGHWAYS AND PARKING MATTERS

(a) Highway and Parking Matters

- It was noted that there are still a significant number of potholes around Leominster. Cllr. Harrington, Herefordshire Cabinet member for Infrastructure and Transport, has

requested a list of roads that are considered a priority with reasons. The clerk will prepare a list and send it to Cllr. Harrington;

- It was reported that notification has been received that Arkwright Close will be excavated for electricity upgrades, including the installation of electric car points;
- It was reported that the traffic lights on Hereford Road, by Leominster Primary School, were not working for the third time in a few weeks. This has been reported to Herefordshire Council;
- It was reported that the road signs on the A49, by the OK Diner, are causing viewing obstructions and need to be repositioned;
- It was reported that the second post that had been installed outside the Hop Pole, to prevent parking, was at a 45-degree angle and was causing issues. The clerk will contact Herefordshire Council to raise this as a Health and Safety issue for pedestrians;
- **Green Lane Traffic Regulation Order** – Committee considered the Notice of Proposal Documentation stage of the TRO scheme and had no objections.

PH164/20 LICENCING MATTERS

Committee noted that no licencing applications had been received.

PH165/20 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 12th April 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 19.06 hours.

CHAIR:

DATE: