



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Wednesday 2nd June 2021

To: All Members of the Planning & Highways Committee:
Councillors Bartlett, Herschy, Marsh, Rosser, Rumsey, Thomas and Williams.
(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 7th June 2021 commencing at 18:00 hours** in the Council Chamber, 11 Corn Square, Leominster HR6 8YP.

Julie Debbage

Julie Debbage
TOWN CLERK

AGENDA

1. **ELECTION OF CHAIR**
2. **ELECTION OF VICE CHAIR**
3. **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.
4. **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.
5. **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.

6. REQUESTS FOR DISPENSATIONS

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

7. QUESTIONS FROM THE PUBLIC (maximum 15 minutes)

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

8. MINUTES OF PREVIOUS MEETING

To receive and approve as a correct record the minutes of the Planning & Highways Committee meeting held on 17th May 2021.

9. 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 - **211950** – Hillcrest, 143 Bargates, Leominster, Herefordshire HR6 8QS

Description: Copper Beech (T1) - reduce canopy to 12 metres from main stem, giving approximately 3 metres clearance to building, shaping through from lower canopy to upper canopy. Remove any broken or fractured branches together with deadwood if found during climbing. Beech tree (T2) - reduce in height to approximately 15 metres, thinning internal upright shoots to a suitable live point, and reduce laterals growing towards property to balance. Reason - Encroaching property.

Applicant(s): Kenyon Jackson

Grid ref: OS 349000, 259010

Application type: Works to Trees in a Conservation Area

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

Application no & site address: Planning Consultation - **211554** – 115

Westgate, Leominster, Herefordshire HR6 8SA

Description: Proposed single storey side extension.

Applicant(s): Mr Darren Davies

Grid ref: OS 347791, 258662

Application type: Full Householder

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

Application no & site address: Planning Consultation – **211550** - 44 Broad

Street, Leominster, Herefordshire HR6 8BS

Description: Proposed change of use of shop to domestic accommodation. Form opening in internal partition wall.

Applicant(s): Mr & Mrs Steve Ensor

Grid ref: OS 349599, 259253

Application type: Planning Permission

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

Application no & site address: Planning Consultation – **211551** - 44 Broad Street, Leominster, Herefordshire HR6 8BS

Description: Proposed change of use of shop to domestic accommodation. Form opening in internal partition wall.

Applicant(s): Mr & Mrs Steve Ensor

Grid ref: OS 349599, 259253

Application type: Listed Building Consent

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

Application no & site address: Planning Consultation – **211258** – The Old Barn, Cobnash, Kingsland, Leominster, Herefordshire HR6 9QY

Description: Proposed new entrance drive and detached domestic workshop.

Applicant(s): Mr & Mrs Bowen

Grid ref: OS 345491, 260048

Application type: Full Householder

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

Application no & site address: Planning Consultation – **211572** – 125 Westgate, Leominster, Herefordshire HR6 8SA

Description: Proposed demolition of a lean to timber canopy and construction of a two storey side extension providing a utility and toilet / shower room at ground floor and a new bedroom and reconfigured bathroom at first floor.

Applicant(s): Mr Patrick Pritchard

Grid ref: OS 347752, 258688

Application type: Full Householder

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

Application no & site address: Planning Consultation - **211605** – Land at Stag Batch House, Monkland Road, Herefordshire HR6 9DA

Description: Application for approval of reserved matter following outline approval 201466 (Proposed erection of a rural enterprise worker's dwelling and associated works with matters of landscaping reserved for future consideration).

Applicant(s): Mr Thomas Speakman

Grid ref: OS 346739, 258318

Application type: Approval of Reserved Matters

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

Application no & site address: Planning Re-consultation – **193754** – Barons Cross Camp, Cholstrey Road, Leominster, Herefordshire

Description: Application for Reserved Matters for the approval for the appearance, landscaping, layout and scale for 365 dwelling houses and the details reserved by conditions 3 and 7 of Outline application 120887/O.

Applicant(s): Persimmon Homes East Wales

Grid ref: OS 347091, 258352

Application type: Approval of Reserved Matters

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

- (b) **Local Housing Strategy consultation** – to review the housing situation in Herefordshire and provide feedback to Herefordshire Council.

10. DECISIONS

The following planning decisions had been received from Herefordshire Council. This list covers the period since publishing the last agenda until 28th May 2021.

Leominster East

Number: P210001/L

Current status: Determination Made

Decision: Approved

Type: Listed Building Consent

Location: 32 Burgess Street, Leominster, Herefordshire HR6 8DE

Proposal: 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.

Comment: No Objection

Leominster East

Number: P210112/L

Current status: Determination Made

Decision: Approved with Conditions

Type: Listed Building Consent

Location: 9 Broad Street, Leominster, Herefordshire HR6 8BT

Proposal: 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.

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

Leominster East

Number: P211148/F

Current status: Determination Made

Decision: Approved with Conditions

Type: Planning Permission

Location: Grange Court, The Grange, Leominster, Herefordshire HR6 8NL

Proposal: The proposal is to widen the southern pathway from The Grange to Grange Court to improve accessibility for wheel and pushchair users and improve the visibility of the Court from the Grange to encourage visitors.

Comment: No Objection

Leominster East

Number: P211638/K

Current status: Determination Made

Decision: Trees in Cons Area Works Can Proceed

Type: Works to Trees in a Conservation Area

Location: Flat 1, 14 Church Street, Leominster, Herefordshire HR6 8NQ

Proposal: T1 Salix Species Tree ID 0D2M Pollard at 6m

Comment: No Objection

Leominster South

Number: P202598/F

Current status: Determination Made

Decision: Refused

Type: Planning Permission

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

Proposal: 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.

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

Leominster South

Number: P202599/L

Current status: Determination Made

Decision: Refused

Type: Listed Building Consent

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

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

Comment: No Objection provided it complies with listed building regulations.

Leominster South

Number: P210777/FH

Current status: Determination Made

Decision: Approved with Conditions

Type: Full Householder

Location: Mooltan, Havelock Road, Leominster, Herefordshire HR6 8QZ

Proposal: Proposed single storey rear extension.

Comment: No Objection

Leominster South

Number: P211619/K

Current status: Determination Made

Decision: Trees in Cons Area Works Can Proceed

Type: Works to Trees in a Conservation Area

Location: 137 Bargates, Leominster, Herefordshire HR6 8QS

Proposal: Ash Tree to be felled due to Ash die back and branches falling out of the tree. Tree is showing clear signs of stress and new growth coming closer into the centre of the tree. Tree to be felling in section from the top down on site and timber to be save for firewood. Brash chipped and removed. Tree will be replaced with a mountain ash (Rowan).

Comment: No comments were required as this was a prior determination for a change of use.

Leominster North & Rural

Number: P211248/K

Current status: Determination Made

Decision: Trees in Cons Area Works Can Proceed

Type: Works to Trees in a Conservation Area

Location: Sunnymead, 91 Bridge Street, Leominster, Herefordshire HR6 8EA

Proposal: 12 Conifers to be cut down approximately 50% of the current height from 8m to 4m and trimmed along the sides to prevent overhanging branches damaging the wall and surrounding buildings.

Comment: No Objections as long as consideration is given to any nesting birds.

APPEAL DECISION

Leominster West

Number: P203646/FH

Current status: Appeal Determined

Decision: Dismissed

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

11. HIGHWAYS AND PARKING MATTERS

- (a) **Highway and Parking Matters** - To consider any parking and highway issues relating to the Parish of Leominster.
- (b) **Leominster town centre tour with Balfour Beatty representative** – to appoint a representative from the committee to undertake a tour of the town centre and review the condition of the Public Realm on 29th or 30th June 2021.

12. LICENCING MATTERS

There have been no licencing applications received.

13. DATE OF NEXT MEETING

The next meeting will be held on Monday 5th July 2021 in the Council Chamber, 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 17th May 2021 commencing at 18:00 hours in the Council Chamber, 11 Corn Square, Leominster HR6 8YP

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

ALSO PRESENT: Councillors Norman and Marsh and one member of the public

OFFICERS PRESENT: Town Clerk, Democratic Services Officer

PH12/21 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Parris (Personal).

PH13/21 DECLARATIONS OF INTEREST

The following declarations of interest were received:

- Cllr. Herschy 211449 Neighbouring property
- Cllr. Herschy 211156 Neighbouring property
- Cllr. Herschy 211157 Neighbouring property
- Cllr. Herschy 211148 Trustee of LARC

Cllr. Herschy left the room when the above applications were being considered by the Committee.

PH14/21 HEREFORDSHIRE COUNCIL MEMBERS

Herefordshire Council members were in attendance in an advisory role and not involved in any decision making.

PH15/21 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH16/21 QUESTIONS FROM THE PUBLIC

There were no questions from the member of the public.

PH17/21 MINUTES OF PREVIOUS MEETING

It was noted that the date of the next meeting had changed to the 17th May 2021 to comply with the government lifting of regulations allowing local councils to meet virtually.

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 12th April 2021 be agreed and signed as a correct record.

PH18/21 PLANNING

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

Application no & site address: Planning Consultation - **211388** - Woodlands, Ryelands Road, Leominster, Herefordshire HR6 8PN

Description: Yew (6924) – No Change. Yew (6925) - 30% reduction (but lower than Yew (6926)-30% reduction (consistent with 6927) together with all dead wood and all branches overhanging road. Yew (6927)-30% reduction (consistent with 6926) together with all dead wood and all branches overhanging road. Yew 6928)-30% reduction (but lower than 6927 to forma shaped group) and remove all branches overhanging road. Beech (6929)- 20% reduction. This is a mature, established tree of poor shape and form with close proximity to house and overhanging house roof. Reduction to reduce height and vulnerability to winds. Yew (6935)–No change to height but remove branches overhanging road.

Applicant(s): Mike Pickering

Grid ref: OS 349092, 258525

Application type: Works to trees covered by TPO

Comment: No Objection

Application no & site address: Planning Consultation – **211449** – 40a Broad Street, Leominster, Herefordshire HR6 8BS

Description: Reduce lateral limbs from neighbouring Yew tree (T1) back to boundary wall.

Applicant(s): Mr Keith Edmonds

Grid ref: OS 349619, 259250

Application type: Works to Trees in a Conservation Area

Comment: Objection – Herefordshire Council needs to monitor tree works on a regular basis as applicant has a history of cutting down trees in this conservation area.

Application no & site address: Planning Consultation – **210816** – 99 Middlemarsh, Leominster, Herefordshire HR6 8UP

Description: Proposed erection of a single storey side extension and alterations to parking area.

Applicant(s): Mr Hazel & Miss Mumford

Grid ref: OS 349691, 259827

Application type: Full Householder

Comment: No Objection

Application no & site address: Planning Consultation – **211638** – Flat 1, 14 Church Street, Leominster, Herefordshire HR6 8NQ

Description: T1 Salix Species Tree ID 0D2M Pollard at 6m

Applicant(s): Margaret Murphy

Grid ref: OS 349742, 259139

Application type: Works to Trees in a Conservation Area

Comment: No Objection

Application no & site address: Planning Consultation – **211148** – Grange Court, The Grange, Leominster, Herefordshire HR6 8NL

Description: The proposal is to widen the southern pathway from The Grange to Grange Court to improve accessibility for wheel and pushchair users and improve the visibility of the Court from the Grange to encourage visitors.

Applicant(s): Mrs Jacqueline Herschy

Grid ref: OS 349916, 259074

Application type: Planning Permission

Comment: No Objection

Application no & site address: Planning Consultation – **211156** - 40a Broad Street, Leominster, Herefordshire HR6 8BS

Description: Proposal to repair and extend existing barn and convert to residential accommodation.

Applicant(s): Mr and Mrs Keith Edmonds

Grid ref: OS 349652, 259263

Application type: Planning Permission

Comment: Objection due to overdevelopment of site, loss of privacy for neighbours and lack of parking/access.

Application no & site address: Planning Consultation – **211157** - 40a Broad Street, Leominster, Herefordshire HR6 8BS

Description: Proposal to repair and extend existing barn and convert to residential accommodation.

Applicant(s): Mr and Mrs Keith Edmonds

Grid ref: OS 349652, 259263

Application type: Listed Building Consent

Comment: Objection due to overdevelopment of site, loss of privacy for neighbours and lack of parking/access.

Application no & site address: Planning Re-consultation – **193754** – Barons Cross Camp, Cholstrey Road, Leominster, Herefordshire

Description: Application for Reserved Matters for the approval for the appearance, landscaping, layout and scale for 365 dwelling houses and the details reserved by conditions 3 and 7 of Outline application 120887/O.

Applicant(s): Persimmon Homes East Wales

Grid ref: OS 347091, 258352

Application type: Approval of Reserved Matters

Comment: Request that the clerk obtains full detailed hard copy plans to be reviewed by the Committee.

Application no & site address: Planning Consultation – **210058** – Land at Brierley Court Farm, Brierley, Leominster, Herefordshire HR6 0NU

Description: Proposed erection of a storage building to accommodate the storage of wood chip which will be used in association with the existing biomass boiler.

Applicant(s): S & A Property Ltd

Grid ref: OS 348898, 255859

Application type: Planning Permission

Comment: No Objection

Application no & site address: Planning Consultation – **211619** – 137
Bargates, Leominster, Herefordshire HR6 8QS

Description: Ash Tree to be felled due to Ash die back and branches falling out of the tree. Tree is showing clear signs of stress and new growth coming closer into the centre of the tree. Tree to be felling in section from the top down on site and timber to be save for firewood. Brash chipped and removed. Tree will be replaced with a mountain ash (Rowan).

Applicant(s): Mr William Jackson

Grid ref: OS 349028, 258964

Application type: Works to Trees in a Conservation Area

Comment: No comments were required as this was a prior determination for a change of use.

Cllr.Marsh left the meeting at this stage.

- (b) **Minerals and Waste Local Plan Consultation** – Committee **RESOLVED** to accept the ‘soundness’ of the plan and that the correct legal processes had been followed;
- (c) **The Royal Oak Hotel** – Following discussion it was **RESOLVED** that arrangements should be made for the building to be scaffolded in order that safety issues can be addressed. The clerk will register concerns with Building Control and report findings at the next Planning and Highways Committee meeting on Monday 7th June 2021.
- (d) **Reporting road defects on the Balfour Beatty website** –Committee noted the presentation by the clerk on how to use the website.

PH19/21 DECISIONS

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

Leominster East

Number: PC202973/F

Current status: Determination Made

Decision: Approved with Conditions

Type: Planning Permission

Location: Plot 14a Leominster Enterprise Park, Enterprise Way, Leominster, Herefordshire

Proposal: Proposed the erection of a new office, storage and servicing headquarters with associated access, landscaping and drainage.

Comment: No Objection

Leominster East

Number: P210418/F

Current status: Determination Made

Decision: Refused

Type: Planning Permission

Location: 1 Drapers Lane, Leominster, Herefordshire HR6 8ND

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

Comment: No Objection. Please consider a cycle storage unit if possible.

Leominster East

Number: P210419/L

Current status: Determination Made

Decision: Refused

Type: Listed Building Consent

Location: 1 Drapers Lane, Leominster, Herefordshire HR6 8ND

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

Comment: No Objection. Please consider a cycle storage unit if possible.

Leominster South

Number: PC210870/K

Current status: Determination Made

Decision: Trees in Cons Area Works Can Proceed

Type: Works to Trees in a Conservation Area

Location: Mooltan, Havelock Road, Leominster, Herefordshire HR6 8QZ

Proposal: 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.

Comment: No Objection subject to consideration being given to any nesting birds.

PH20/21 HIGHWAYS AND PARKING MATTERS

(a) Highway and Parking Matters

- **School Crossing Patrol appointment Leominster Primary School –** Committee noted that a new school crossing patrol officer has been appointed and commenced duties on 19th April 2021

PH21/21 LICENCING MATTERS

- It was reported that complaints had been received regarding the number of people attending an event at the Barons Cross Inn during Covid 19 restrictions. It was noted that the complaints had been reported to the police.

PH22/21 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 7th June 2021 commencing at **18:00 hours** in the Council Chamber, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 18.55 hours.

CHAIR:

DATE: