

# LEOMINSTER TOWN COUNCIL

## PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 13th July 2020 commencing at 19:00 hours remotely via Zoom.

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**MEMBERS PRESENT:** Councillors Rosser (Chair), Williams (Vice-Chair), Herschy (19.03), Preece, Rumsey and Thomas.

**OFFICER PRESENT:** Town Clerk.

**PH35/20 APOLOGIES FOR ABSENCE**

Apologies were received from Cllr. Parris (Illness).

**PH36/20 DECLARATIONS OF INTEREST**

The following Declaration of Interest was made:

- Cllr. Preece ref. previous application 193458 Agenda item 7(b)

**PH37/20 HEREFORDSHIRE COUNCIL MEMBERS**

There were no Herefordshire Council members in attendance.

**PH38/20 REQUESTS FOR DISPENSATIONS**

No requests for dispensation had been received.

**PH39/20 QUESTIONS FROM THE PUBLIC**

No members of the public were present.

**PH40/20 MINUTES OF PREVIOUS MEETING**

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 22<sup>nd</sup> June 2020 be agreed and will be signed as a correct record when social distancing restrictions are lifted.

It was requested that the clerk should contact Cllr. John Harrington (Cabinet Member for Infrastructure & Transport) to request an update on the actions allocated from the last meeting and recorded in the minutes PH30/20(b) and PH31/20.

**PH41/20 PLANNING**

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

**Application no & site address:** Planning Re-Consultation - **201564** - South View, 3 Stretfordbury, Stoke Prior, Leominster, Herefordshire HR6 0LP

**Description:** Proposed two storey extension.

**Applicant(s):** Mr & Mrs Graham

**Grid ref:** OS 352791, 257906

**Application type:** Full Householder

**Comment:** No Objection

**Application no & site address:** Planning Consultation - **201762** - Hivron, 29 Barons Cross Road, Leominster, Herefordshire, HR6 8RL

**Description:** Proposed front entrance porch and hallway.

**Applicant(s):** Mr Philip Richards

**Grid ref:** OS 348562, 258775

**Application type:** Full Householder

**Comment:** No Objection

**Application no & site address:** Planning Consultation - **201815** - 15 Church Street, Leominster, Herefordshire, HR6 8NE

**Description:** Proposal to re-roof building, awning and associated works

**Applicant(s):** Ms Jill Hanna

**Grid ref:** OS 349695, 259144

**Application type:** Listed Building Consent

**Comment:** No Objection

**Application no & site address:** Planning Consultation - **202136** - Units 15-20, Croft Business Park, Leominster, Herefordshire, HR6 0QF

**Description:** Application for variation of condition 2 of planning permission. 174167/F (Retrospective application for units 15-20 for B1 use). To extend the date by when footpath shall be cleared of obstruction.

**Applicant(s):** Kingstoke Ltd

**Grid ref:** OS 350045, 258247

**Application type:** Planning Permission

**Comment:** No Objection

- (b) **Affordable Housing Survey** – Following a discussion that included a councillor raising concerns, as a number of people had complained about this matter to him, about the Phosphate issue affecting all development. It was agreed that after reading the document that accompanied the Affordable Housing Survey, that responses should be sent in to the clerk no later than the 1<sup>st</sup> August 2020.
- (c) **Encroachment of garden land onto access** - The complaint about encroachment on the access path between The Meadows and Oldfields Close had been followed up by Cllr. Bartlett and the committee was informed by the clerk that the access path was left when Oldfields Close was built, so that people could still get to the bridge over the river and the local footpaths. It is still currently accessible, though narrow in places and was **RESOLVED** to monitor the situation and take advice about the best course of action if the path becomes obstructed.

## PH42/20 DECISIONS

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

### **Leominster South**

**Number:** P200453/L

**Current status:** Determination Made

**Decision:** Approved with Conditions

**Type:** Listed Building Consent

**Location:** 1 Bank Court, West Street, Leominster, Herefordshire. HR6 8FE

**Proposal:** Proposed alterations to regularise with permission DCNC2003/1795/L (Retrospective)

**Comment:** No Objection

**Leominster North & Rural**

**Number:** P200874/FH

**Current status:** Determination Made

**Decision:** Approved with Conditions

**Type:** Full Householder

**Location:** The Gables, 110A Bridge Street Leominster HR6 8DZ

**Proposal:** Proposed free standing single storey studio in rear garden, replacing existing workshop/garage

**Comment:** Objection due to size of the replacement building and the Leominster Area Neighbourhood Plan Objective 3. Viii: Discourage infilling of green spaces such as gardens

**Ref: APP/W1850/C/20/3245115**

Committee noted the **Appeal Decision** received from The Planning Inspectorate regarding Land at Dukes Walk, Leominster, Herefordshire, HR6 8AE. The notice to carry out the requirements has been extended to 9 months due to the recent COVID-19 pandemic.

The requirements of the notice are:

- i. Demolish the pair of semi-detached houses, as shown on the (attached) plan and marked with a cross.*
- ii. Remove from the land all building materials and rubble arising from compliance with point (i) above.*
- iii. Restore land to former condition before breach took place by levelling the ground and re-seeding with grass.*

Cllr. Hershy left the meeting at 19.39 hours.

**PH43/20 HIGHWAYS AND PARKING MATTERS**

**(a) Highway and Parking Matters**

- Concerns were raised receiving the Balfour Beatty Street Works and Road Closure list and about the lack of resurfacing work being carried out or scheduled in the Leominster area.
- Cllr. Preece informed the committee that he had received a complaint about the new Welcome sign installed on the Monkland Road as part of the LEADER signage project by Leominster Town Council. Following discussion, it was pointed out that it is in the parish of Leominster and that the old sign had been hit by vehicles several times as it was in an accident cluster site.

- (b) **Cycling and Walking COVID-19 response-** Committee received an update from the clerk regarding the Herefordshire Council Decision.

Location	Original Proposal Consulted on	Decision
Leominster Town Centre	20MPH Zone	Proceed
Leominster Town Centre	Timed closure High Street, Corn Square, West St, South St (northern section)	Proceed but reduce area and to no longer include West Street and South Street.
All locations		Provide additional signage to encourage social distancing.

The notice of intention for the necessary Temporary Traffic Regulation orders will be published for a period of 7 days, after which the orders will be made. Works on the measures that do not require a TTRO will commence in week beginning the 20<sup>th</sup> July, with the balance of the works following in the next three weeks. An exact date will be published once the necessary arrangements for the works are in place. They will be encouraging the public to feedback using this platform and this will go live once the measures have been implemented. Following discussion, it was requested that the Town Council would ask for a list of responses from Balfour Beatty.

**PH44/20 LICENCING MATTERS**

No licencing applications have been received to consider.

**PH45/20 DATE OF NEXT MEETING**

Committee noted that the next meeting would be held on Monday 10<sup>th</sup> August 2020 commencing at 7:00pm 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 20.03 hours.

**CHAIR:**

**DATE:**