

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: