



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Wednesday 21st July 2021

To: All Members of the Planning & Highways Committee:
Councillors Herschy (Chair), Thomas (Vice-Chair), Bartlett, Marsh, Preece, Rosser,
Rumsey, 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 26th July 2021 commencing at 18:00 hours** in the Council Chamber, 11 Corn Square, Leominster HR6 8YP.

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 5th July 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 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>

Application no & site address: Planning Consultation – **212269** – 2 Eureka Villas, Barons Cross Road, Leominster, Herefordshire HR6 8RP

Description: Proposed two storey side and rear extension, existing garage removed with car parking and turning area formed.

Applicant(s): Mr Ben Chambers

Grid ref: OS 348216, 258687

Application type: Full Householder

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

Application no & site address: Planning Consultation -**212016** – 87 Westcroft, Leominster, Herefordshire HR6 8HQ

Description: Proposed first floor extension above garage.

Applicant(s): Mr Neil Jackson

Grid ref: OS 348681, 258634

Application type: Full Householder

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

Application no & site address: Planning Consultation -**212414** – Land at Day One, Ryelands Road, Leominster, Herefordshire HR6 8NZ

Description: Proposed demolition of existing printing works and construction of a new 12 Bed care home for adults with specialist needs plus associated car parking and private gardens.

Applicant(s): CHOICE

Grid ref: OS 349352, 258864

Application type: Planning Permission

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

Application no & site address: Planning Consultation -**212637** – Archer House, Ryelands Road, Leominster, Herefordshire HR6 8PN

Description: Proposed works to T1 - Atlas Cedar. Reduce large limb overhanging garage and neighbouring car park to release weight loading and minimise risk of failure in future.

Applicant(s): Ms Jenkins

Grid ref: OS 349102, 258483

Application type: Works to trees covered by TPO

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

Application no & site address: Planning Consultation - **212531** – Mile End, Broad Lane, Leominster, Herefordshire HR6 0AL

Description: Proposed change of use of existing general purpose store to office accommodation for use in connection with existing building (incorporating associated operational development).

Applicant(s): Mr Saer

Grid ref: OS 349285, 260555

Application type: Planning Permission

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

Application no & site address: Planning Consultation - **212660** – The Hyde, Hyde Ash, Leominster, Herefordshire HR6 0JS

Description: Proposed replacement agricultural building.

Applicant(s): Ms Lara Smith - Bosanquet

Grid ref: OS 345303, 255094

Application type: Planning Permission

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

Application no & site address: Planning Consultation - **212687** – 36 Wegnalls Way, Leominster, Herefordshire HR6 8TQ

Description: Proposed extensions to existing dwelling.

Applicant(s): Mr & Mrs S Bufton

Grid ref: OS 348146, 258899

Application type: Full Householder

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

- (b) **Strategic Housing Provision** – to discuss local housing requirements and to provide feedback to Herefordshire Council.
- (c) **5-year Housing Land Supply** – to note the briefing note and position statement on the detail of the 5-year Housing Land Supply.

8. DECISIONS

The following planning decisions had been received from Herefordshire Council. This list covers the period since publishing the last agenda until 16th July 2021.

Leominster South

Number: P210989/J

Current status: Determination Made

Decision: Split Decision

Type: Works to trees covered by TPO

Location: 3 Ropewalk Avenue, Leominster, Herefordshire HR6 8LY

Proposal: 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.

Comment: No Objection to pollarding between 6-10m.

Leominster South

Number: P211950/K

Current status: Determination Made

Decision: Trees in Cons Area Works Can Proceed

Type: Works to Trees in a Conservation Area

Location: Hillcrest, 143 Bargates, Leominster, Herefordshire HR6 8QS

Proposal: 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.

Comment: No Objection

Leominster West

Number: P212163/K

Current status: Determination Made

Decision: Trees in Cons Area Works Can Proceed

Type: Works to Trees in a Conservation Area

Location: Glenmore, 114 Bargates, Leominster, Herefordshire HR6 8QU

Proposal: Ash tree to be cut down to ground level.

Comment: Objection as tree is in a healthy condition.

Leominster West

Number: P210655

Current status: Determination Made

Decision: Approved with Conditions

Type: Planning Permission

Location: Cornhill Cop Farm, Stag Batch, Leominster, Herefordshire HR6 9DA

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

Comment: No Objection

Leominster West

Number: P211258/FH

Current status: Determination Made

Decision: Approved with Conditions

Type: Full Householder

Location: The Old Barn, Cobnash, Kingsland, Leominster, Herefordshire HR6 9QY

Proposal: Proposed new entrance drive and detached domestic workshop.

Comment: No Objection as long as the building remains a domestic workshop.

9. HIGHWAYS AND PARKING MATTERS

- (a) **Highway and Parking Matters** - To consider any parking and highway issues relating to the Parish of Leominster.
- (b) **Proposed Public Path Diversion Order Footpath ZC24** – to consider a request from a member of the public for the diversion of part of footpath ZC24.
- (c) **Christmas free parking** – to discuss preferred dates for free parking events and to feedback to Herefordshire Council by 13th August 2021.
- (d) **Full Fibre Telegraph Poles** – to provide an update regarding the installation of telegraph poles by Full Fibre.

10. LICENCING MATTERS

There have been no licencing applications received.

11. DATE OF NEXT MEETING

The next meeting will be held on Monday 16th August 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 5th July 2021 commencing at 18:00 hours in the Council Chamber, 11 Corn Square, Leominster HR6 8YP

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

OFFICERS PRESENT: Town Clerk, Democratic Services Officer

ALSO PRESENT: Cllr Stone and a member of the public.

PH36/21 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Preece (Holiday).

PH37/21 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH38/21 HEREFORDSHIRE COUNCIL MEMBERS

Committee **RESOLVED** 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 was on the basis that the views expressed were preliminary views taking account of the information that was currently available to the Town Council and that County Councillors reserved their final views on all applications until they were in full possession of all relevant information both for and against.

PH39/21 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH40/21 QUESTIONS FROM THE PUBLIC

A representative from Persimmon Homes was present and provided information regarding planning application 193754.

Cllr Williams presented a petition that he had received from residents of the Buckfield Estate regarding the installation of telegraph poles by Full Fibre. A copy of the petition has been sent to the local MP. The clerk will notify Herefordshire Council that the Committee has received a petition.

Cllr Stone advised that he had attended a meeting with Full Fibre and they explained that it was not commercially viable to install full fibre in any other way as they want to cover the whole of Leominster.

PH41/21 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 7th June 2021 be agreed and signed as a correct record.

PH42/21 PLANNING

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

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

A representative from Persimmon Homes provided the following information:

- Water attenuation – the developer will be providing a wetland (service water attenuation pond). It has been designed to deal with surface water and has been approved under outline planning consent. The attenuation pond will have a hydro break so that the pond will only fill during heavy periods of rain. There will also be water butts on site;
- Sewerage management – sewage will go to the Welsh Water treatment plant and will be subject to an agreement with Welsh Water;
- Location of road crossings – Section 278 plans are being negotiated separately with the Highways Agency. The representative will provide the Committee with copies of the plans which will also highlight bus routes and bus stops;
- Cycle routes – there will be permeable areas and there will be a link to the zebra crossing;
- Bus routes –TRO's will need to be introduced to sort out the bus routes;
- Existing trees – these are referred to in the supplementary landscaping plan. Certain trees will be retained;
- Community Centre – the planning consent doesn't have a S106 agreement for a community facility;
- Play areas – there will be 2 parks on the site (lap & leap). These areas could be amalgamated to provide an area where residents can meet;
- Polish remembrance plaque – the developer will consider the Committee's request to install a remembrance plaque on the site;
- Open spaces – the intention is that these will be maintained by a management company and residents will pay a service charge. This will also cover maintenance of estate trees. The representative will advise the Committee on the tendering rights for this.

Comment: Clerk to request an extension in order that the Committee can consider the representative's comments.

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

Comment: Objection on drainage due to lack of information.

Application no & site address: Planning Consultation – **211827** – Willows,
Broad Lane, Leominster, Herefordshire HR6 0AL

Description: Proposed two storey side extension.

Applicant(s): Mr & Mrs G Moore

Grid ref: OS 349164, 260688

Application type: Full Householder

Comment: No Objection - Leominster Town has no objection to this application but ask that any comments made by the neighbouring parish council, Luston, be taken into account.

Application no & site address: Planning Consultation – **211832** – 10
Perseverance Road, Leominster, Herefordshire HR6 8QR

Description: Proposed front entrance porch.

Applicant(s): Sir/Madam Holiday

Grid ref: OS 349177, 259111

Application type: Full Householder

Comment: No Objection

Application no & site address: Planning Consultation - **211905** – Brierley
Court Hop Farm, Brierley Lane, Brierley, Herefordshire HR6 0NU

Description: Proposed conversion of two barns into 7 apartments with associated car parking and landscaping.

Applicant(s): Mr John Davies

Grid ref: OS 349545, 256009

Application type: Planning Permission

Comment: Objection -Leominster Town Council do not object to the development in principle but feel that the design is lacking and does not take into account the Neighbourhood Development Plan regarding access and also LANP15- NEW BUILDING IN LEOMINSTER in particular the design guide in Appendix 4 and the guidance on windows.

Application no & site address: Planning Consultation – **211906** – Brierley
Court Hop Farm, Brierley Lane, Brierley, Herefordshire HR6 0NU

Description: Proposed conversion of two barns into 7 apartments with associated car parking and landscaping.

Applicant(s): Mr John Davies

Grid ref: OS 349545, 256009

Application type: Listed Building Consent

Comment: Objection -Leominster Town Council do not object to the development in principle but feel that the design is lacking and does not take into account the Neighbourhood Development Plan regarding access and also LANP15- NEW BUILDING IN LEOMINSTER in particular the design guide in Appendix 4 and the guidance on windows.

Application no & site address: Planning Consultation -211771 – 32 Burgess Street, Leominster, Herefordshire HR6 8DE

Description: Proposed rear single storey extension with lean-to roof over; inc. removal of two existing windows and adjacent masonry to form new ground floor opening into extension.

Applicant(s): Mr Ieuan Price

Grid ref: OS 349485, 259115

Application type: Full Householder

Comment: No Objection

Application no & site address: Planning Consultation – 211772 – 32 Burgess Street, Leominster, Herefordshire HR6 8DE

Description: Proposed rear single storey extension with lean-to roof over; inc. removal of two existing windows and adjacent masonry to form new ground floor opening into extension.

Applicant(s): Mr Ieuan Price

Grid ref: OS 349485, 259115

Application type: Listed Building Consent

Comment: No Objection

Application no & site address: Planning Consultation – 212163 – Glenmore, 114 Bargates, Leominster, Herefordshire HR6 8QU

Description: Ash tree to be cut down to ground level.

Applicant(s): Mr Sid Littleworth

Grid ref: OS 348784, 259025

Application type: Works to Trees in a Conservation Area

Comment: Objection as tree is in a healthy condition.

Application no & site address: Planning Consultation – 211965 – 2a Caswell Crescent, Leominster, Herefordshire HR6 8BE

Description: Proposed detached annexe ancillary to main dwelling.

Applicant(s): Mr Simon Phillips

Grid ref: OS 349960, 258895

Application type: Full Householder

Comment: Objection - recommend refusal for the following reasons as stated in previous application 173006 and conflicts with the design guide in LANP15 appendix 4: • The proposal constitutes over-development of the site; • The proposal is a detached property within the curtilage of an existing property. This constitutes back-land development and is against the adopted Core Strategy policies related to extensions of dwellings; • The proposal is to be sited against the fence of a neighbouring property without any gap which is unacceptable and may lead to overlooking issues and privacy issues; • The proposal is of poor design and is out of keeping with the area both in design and location.

Application no & site address: Planning Consultation – 212288 – Lion Court, 25 New Street, Leominster, Herefordshire HR6 8LS

Description: Proposed demolition of single dwelling house to facilitate erection of 10 new dwellings together with associated gardens, grounds, car parking, cycle & refuse storage.

Applicant(s): Mr J Hinton

Grid ref: OS 349466, 259148

Application type: Planning Permission

Comment: Objection for the following reasons; Losing garden space. Increasing access onto A44. Low quality housing. Backing on to A44 where the air pollution is of an illegally high level.

Application no & site address: Planning Consultation – **212422** – The Coach House, 18a Etnam Street, Leominster, Herefordshire HR6 8AQ

Description: T1 Yew Tree: Crown raise tree. T2 Willow tree: Remove limb overhanging neighbouring property. T3 Elder tree: Fell

Applicant(s): Mr John Farrar

Grid ref: OS 349733, 258864

Application type: Works to Trees in a Conservation Area

Comment: No Objection

Application no & site address: Planning Consultation – **212121** – 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): Alex Higgins

Grid ref: OS 349660, 259103

Application type: Planning Permission

Comment: Objection to this application on the following grounds;. Nowhere for the storage of waste. LANP 6 g Lack of light into both proposed flats. LANP 15 appendix 4 Size of accommodation is too small.

Application no & site address: Planning Consultation - **212122** – 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): Alex Higgins

Grid ref: OS 349660, 259103

Application type: Listed Building Consent

Comment: Objection to this application on the following grounds; Nowhere for the storage of waste. LANP 6 g Lack of light into both proposed flats. LANP 15 appendix 4 Size of accommodation is too small.

Application no & site address: Planning Consultation – **212194** – 1 Richmond Villas, Barons Cross Road, Leominster, Herefordshire HR6 8RS

Description: Proposed change of use of B&B to dwelling house (C3).

Applicant(s): Mr & Mrs D Richmond

Grid ref: OS 348164, 258670

Application type: Planning Permission

Comment: No Objection

Application no & site address: Planning Consultation - **212318** – 7 The Meadows, Leominster, Herefordshire HR6 8QY

Description: Proposed first floor extension.

Applicant(s): Mr & Mrs J & A Freeman

Grid ref: OS 349178, 259246

Application type: Full Householder

Comment: No Objection

(b) **Affordable Housing Supplementary Planning Document Adoption** – Committee noted that the Affordable Housing Supplementary Planning Document has now been adopted by Herefordshire Council.

(c) **Phosphate levels in the River Wye and River Lugg** – Committee **RESOLVED** that the clerk write to the leader of Herefordshire Council, and to send a copy to the Secretary of State, regarding the phosphate levels in the River Wye and River Lugg.

PH43/21 DECISIONS

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

Leominster East

Number: P210304/F

Current status: Determination Made

Decision: Approved with Conditions

Type: Planning Permission

Location: Land adjacent to A49, Stoke Prior, Leominster, Herefordshire HR6 0QJ

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

Comment: No Objection

Leominster North & Rural

Number: P210816/FH

Current status: Determination Made

Decision: Approved with Conditions

Type: Full Householder

Location: 99 Middlemarsh, Leominster, Herefordshire HR6 8UP

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

Comment: No Objection

Leominster West

Number: P204352/F

Current status: Determination Made

Decision: Approved with Conditions

Type: Planning Permission

Location: Stag Batch House, Monkland Road, Leominster, Herefordshire HR6 9DA

Proposal: Proposed erection of an agricultural building for general purpose use.

Comment: No Objection

Leominster West

Number: P211554/FH

Current status: Determination Made

Decision: Approved with Conditions

Type: Full Householder

Location: 115 Westgate, Leominster, Herefordshire HR6 8SA

Proposal: Proposed single storey side extension.

Comment: No Objection

Leominster West

Number: P211572/FH

Current status: Determination Made

Decision: Approved with Conditions

Type: Full Householder

Location: 125 Westgate, Leominster, Herefordshire HR6 8SA

Proposal: 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.

Comment: No Objection

PH44/21 HIGHWAYS AND PARKING MATTERS

(a) Highway and Parking Matters

- It was reported that vehicles are continuing to park on the pavement outside the Hop Pole. The police have informed the public that they should not park there.
- It was noted that the Church Street / Pinsley Road junction was flooded following heavy rain. This will be reported to Balfour Beatty.

(b) Full Fibre Telegraph Poles – Committee noted a request from a member of the public to contact Full Fibre regarding the installation of the telegraph poles on the Ridgemoor Estate and to establish who authorised the work from Herefordshire Council. It was noted that a pole has been erected in the middle of a pavement. Full Fibre have advised that this will be moved.

(c) Repairs to the Public Realm – It was noted that Balfour Beatty will be undertaking temporary repairs to the Public Realm ahead of the High Street Heritage Action Zone Public Realm improvement.

(d) Signage – It was **RESOLVED** that the clerk will contact Herefordshire Council regarding the latest policy on the siting of A boards during COVID-19.

PH45/21 LICENCING MATTERS

Committee noted that no licencing applications had been received.

PH46/21 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 26th July 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 19.55 hours.

CHAIR:

DATE: