

# LEOMINSTER TOWN COUNCIL

## PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 5<sup>th</sup> July 2021 commencing at 18:00 hours in the Council Chamber, 11 Corn Square, Leominster HR6 8YP

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**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 7<sup>th</sup> 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:**