



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 8th December 2020

To: All Members of the Planning & Highways Committee:
Councillors Rosser (Chair), Williams (Vice-Chair), Herschy, Parris, Preece, Rumsey
and Thomas.
(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 14th December 2020 commencing at 18:00 hours** via 'Zoom' on the following dedicated link:

Meeting ID: 882 1897 2076

Press and public are cordially invited to attend. Those wishing to join the meeting should contact the clerk on townclerk@leominstertowncouncil.gov.uk in advance for the meeting password.

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 30th November 2020.

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 Consultation - **203819** – Brierley Court Hop Farm, Brierley, Leominster, Herefordshire HR6 0NU

Description: Application for removal of condition 10 of planning permission 132322/F (Proposed construction of water storage reservoirs). To allow excavated material to be removed from the site for use elsewhere.

Applicant(s): Mr John Davies

Grid ref: OS 348977, 256575

Application type: Planning Permission

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

Application no & site address: Planning 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

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 370 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 - **204191** – St Ethelbert Roman Catholic Church, Bargates, Leominster, Herefordshire, HR6 8QS

Description: 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.

Applicant(s): Mr P Millar

Grid ref: OS 349008, 259040

Application type: Works to Trees in a Conservation Area

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

(b) Neighbourhood Development Plan Review Meeting Update.

A NDP review meeting has been attended by Cllrs. Thomas, Bartlett and the Clerk. The Herefordshire Council Neighbourhood Planning Officer outlined the options that are available. A verbal update will be provided at the meeting.

8. DECISIONS

The following planning decisions had been received from Herefordshire Council. This list covers the period since publishing the last agenda until 4th December 2020.

Leominster South

Number: P203196/FH

Current status: Determination Made

Decision: Approved with Conditions

Type: Full Householder

Location: Appleton Orchard Lane Leominster Herefordshire HR6 8PW

Proposal: Proposed single storey extension.

Comment: No Objection

9. HIGHWAYS AND PARKING MATTERS

- (a) Highway & Parking Matters** – To consider any parking and highway issues relating to the Parish of Leominster.

10. LICENCING MATTERS

There have been no licencing applications received.

11. DATE OF NEXT MEETING

The next meeting will be held on Monday 18th January 2021 either via Zoom or dependent on social distancing restrictions being lifted, in the Council Offices, 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 30th November 2020 commencing at 18:00 hours remotely via Zoom.

MEMBERS PRESENT: Councillors Rosser (Chair), Herschy, Parris, Preece, Rumsey and Thomas.

ALSO PRESENT: Ward Councillor Bartlett (18.33)

OFFICER PRESENT: Town Clerk.

PH101/20 APOLOGIES FOR ABSENCE

No apologies for absence were received.

PH102/20 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH103/20 HEREFORDSHIRE COUNCIL MEMBERS

A Herefordshire Council member was in attendance in an advisory role and not involved in any decision making.

PH104/20 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH105/20 QUESTIONS FROM THE PUBLIC

No members of the public were present.

PH106/20 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 2nd November 2020 be agreed and will be signed as a correct record when social distancing restrictions are lifted.

PH107/20 PLANNING

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

Application no & site address: Planning Consultation - **203565** – 13 Broad Street, Leominster, Herefordshire HR6 8BZ

Description: Application for variation of condition 2 following grant of planning permission 193213 - Proposed conversion of former bank into solicitor's office with internal works and replacement of flat roof and skylights to the rear of the building - to amend the internal layout slightly.

Applicant(s): Mr Derek Backhouse

Grid Ref: 349586, 259160

Application Type: Planning Permission

Comment: No Objection.

Application no & site address: Planning Consultation - **203819** – Brierley Court Hop Farm, Brierley, Leominster, Herefordshire HR6 0NU
Description: Application for removal of condition 10 of planning permission 132322/F (Proposed construction of water storage reservoirs). To allow excavated material to be removed from the site for use elsewhere.
Applicant(s): Mr John Davies
Grid ref: OS 348977, 256575
Application type: Planning Permission
Comment: To send a request for further information and ask for an extension to the deadline date so that this may be discussed at the next meeting of the Planning & Highways Committee on 14th December 2020.

Application no & site address: Planning Consultation - **203751** – 13 Broad Street, Leominster, Herefordshire HR6 8BZ
Description: Application for variation of condition 2 following listed building consent 193214 - Proposed conversion of former bank into solicitor's office with internal works and replacement of flat roof and skylights to the rear of the building - to amend the internal layout slightly.
Applicant(s): Mr Derek Backhouse
Grid ref: OS 349586, 259160
Application type: Listed Building Consent
Comment: No Objection.

Application no & site address: Planning Consultation - **203604** – Area 11 Light Industrial Building, Leominster Enterprise Park, Enterprise Way, Leominster, Herefordshire
Description: Extensions to existing building
Applicant(s): W & S Mears
Grid ref: OS 350147, 257805
Application type: Planning Permission
Comment: No Objection.

Application no & site address: Planning Consultation - **203826** – Flat 6, 14 Church Street, Leominster, Herefordshire HR6 8NQ
Description: Dead Broadleaf Tree (0D2G) fell.
Applicant(s): Suzanne Mitchell
Grid ref: OS 349751, 259112
Application type: Works to Trees in a Conservation Area
Comment: Objection – A site visit has been carried out by the Leominster Town Council Tree Officer and as the tree is in bud, it is recommended that the crown is thinned.

Application no & site address: Planning Consultation - **203928** – 171 Bargates, Leominster, Herefordshire HR6 8QT
Description: Proposed works to Ash Tree - Root growth causing breaking up of footway and danger/trip hazard to passing pedestrians.
Applicant(s): Mr Sean Pockett
Grid ref: OS 348835, 258981

Application type: Works to Trees in a Conservation Area

Comment: No Objection.

Application no & site address: Planning Consultation – **203586** – Flat 2, 14 Church Street, Leominster, Herefordshire HR6 8NQ

Description: 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.

Applicant(s): Mr Tony Smith

Grid ref: OS 349732, 259144

Application type: Listed Building Consent

Comment: No Objection.

Application no & site address: Planning Consultation - **203467** – Glaslyn, Barons Cross Road, Leominster, Herefordshire HR6 8RS

Description: Proposed detached single storey double garage.

Applicant(s): Mr & Mrs M Conod

Grid ref: OS 348151, 258590

Application type: Full Householder

Comment: Objection - on the grounds of overdevelopment. The site has another application live to double the size of a workshop as well as this application to build a double garage and it is felt that this conflicts with the Leominster Area Neighbourhood Plan 3 To create a greener Leominster viii. Discourage the infilling of green spaces such as gardens.

Application no & site address: Planning Consultation - **203646** – 2 Eureka Villas, Barons Cross Road, Leominster, Herefordshire HR6 8RP

Description: Proposed two storey side and rear extension.

Applicant(s): Mr Ben Chambers

Grid ref: OS 348216, 258687

Application type: Full Householder

Comment: No Objection.

- (b) **Planning Application Decisions made under Delegated Powers to the Clerk** – The following applications have had a comment submitted following consultation with Councillors on the Planning & Highways Committee and were ratified at this meeting.

Application no & site address: Planning Consultation - **203537** – Bengrys Motors, Southern Avenue, Leominster, Herefordshire HR6 0QF

Description: New signage to Peugeot corporate standards to include 2nr building mounted Peugeot lettering signs with lion logos, 3nr flags, 1nr. directional sign, entrance 'portique' feature and a 4m high totem sign. Works also to include painting part of the building Peugeot Blueover cladding and brickwork.

Applicant(s): Alexandra Grieveson

Grid ref: OS 349714, 257800

Application type: Planning Permission

Comment: No Objection.

Application no & site address: Planning Consultation - **203619** – Land adjoining Hengrave Green, Ivington, Leominster, Herefordshire HR6 0JL

Description: Application for variation of conditions 9 and 12 of planning permission 161189/O (Erection of 7 dwellings with associated vehicular access, parking and landscaping). In order to allow lawful commencement of the planning permission prior to expiry on 1st Feb 2021.

Applicant(s): Mr G Price

Grid ref: OS 347191, 256541

Application type: Outline

Comment: No Objection.

- (c) **Neighbourhood Development Plan Review meeting 1st Dec 2020 at 10am via Zoom** – The clerk, Cllrs Bartlett and Thomas have been booked in to attend this meeting with Herefordshire Council. Cllr. Preece gave his apologies as he is now unable to attend.

PH108/20 DECISIONS

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

Leominster North & Rural

Number: P191274/RM

Current status: Determination Made

Decision: Approved with Conditions

Type: Approval of Reserved Matters

Location: Land fronting Mill Street The Hop Pole Leominster Herefordshire HR6 8DY

Proposal: Application for approval of reserved matters following outline approval 170277/O (Proposed site for housing development for up to 6 dwellings).

Comment: Committee wished to submit the following comments:

- The proposal was considered to be over-development of the site;
- The designs of the units were not in keeping with the dwellings in Bridge Street;
- The site was part of the entrance to the historic town centre of Leominster and it was requested that this be taken into consideration when amending the design of the proposal.

It was noted that since one of the properties on this development is now inhabited, there is an issue with a car being parked on the A44 on the corner by the mini roundabout. The clerk will mention this to the police.

Leominster West

Number: P202380/FH

Current status: Determination Made

Decision: Approved with Conditions

Type: Full Householder

Location: China Hall Kingsland Leominster Herefordshire HR6 9QY

Proposal: Proposed removal of condition 4 and variation of condition 2 of planning permission 141743 (Proposed first floor side extension, construction of link to existing outbuilding, conversion of attached stone outbuilding including raising eaves and ridge level to increase headroom and alteration to vehicle access) to allow field access for farm machinery and new driveway routing and access dimensions.

Comment: No Objection

PH109/20 HIGHWAYS AND PARKING MATTERS

(a) Highway and Parking Matters

- An update on the meeting with Will Wilson of ADL and Cllr. Bartlett regarding a potential Traffic Regulation Order (TRO) for Green Lane, Townsend Court and Townsend Close. The initial survey was carried out in 2014 and requested by Cllr. Rosser again in 2017. Parking in the area is an issue and often used by people visiting town or even leaving cars for longer periods of time. This affects residents and also the church which has a large hall. ADL will now develop a proposal before beginning a public consultation on the TRO.
- It was reported that there is a sunken gully outside the Factory Shop on Broad Street. It was repaired but has begun to sink again and all of the Tarmac surface is beginning to break.

PH110/20 LICENCING MATTERS

Committee noted that no licencing applications had been received.

PH111/20 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 14th December 2020 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 18:46 hours.

CHAIR:

DATE: