



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Monday 11th January 2021

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 18th January 2021 commencing at 18:00 hours** via 'Zoom' on the following dedicated link:

Meeting ID: 868 1349 2487

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 14th December 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 – **203884** - Land adjacent to Alverstoke, Hereford Road, Wharton, Herefordshire HR6 0NY

Description: . Proposed residential development comprising of 10 no. detached executive style houses each with a double garage. New vehicle access leading and surface water runoff collection storage and controlled infiltration waste drainage treatment and on site disposal (non mains).

Applicant(s): Mr Richard Tomkins

Grid ref: OS 350845, 255210

Application type: Planning Permission

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

Application no & site address: Planning Consultation – **204254** - Barons Cross Camp, Cholstrey Road, Leominster, Herefordshire

Description: Proposed non-material amendment to 120887/O (Proposed extension of time to Reference Numbers DCNC2005/0917/O, DCNC2007/09170/RM and DMNC100122/RM - site for the erection of a maximum of 425 new dwelling, a community centre vehicular access and associated works.) -Non-material amendment to delete Condition 5

Applicant(s): Persimmon Homes East Wales

Grid ref: OS 347091, 258297

Application type: Non Material Amendment

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 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/searchplanningapplication>

Application no & site address: Planning Re-consultation – **190068** -

Laboratories rear of Barons Cross Lodge, Barons Cross Road, Leominster, Herefordshire, HR6 8RS

Description: Site for the erection of three detached dwellings and garages. Demolition of single-storey laboratory building. Widening and re-alignment of existing access road and associated works.

Applicant(s): Mrs Jennifer Holliday

Grid ref: OS 348140, 258550

Application type: Outline

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

Application no & site address: Planning Consultation –**204352** - Stag Batch House, Monkland Road, Leominster, Herefordshire, HR6 9DA

Description: Proposed erection of an agricultural building for general purpose use

Applicant(s): Mr Will Speakman

Grid ref: OS 346665, 258423

Application type: Planning Permission

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

8. DECISIONS

The following planning decisions had been received from Herefordshire Council. This list covers the period since publishing the last agenda until 1st January 2021.

Leominster East

Number: P203124/F

Current status: Determination Made

Decision: Withdrawn

Type: Planning Permission

Location: Land of 40 and 40a Broad Street, Leominster, Herefordshire HR6 8BS

Proposal: Proposed demolition of a section of wall to create vehicle gate and parking area serving 40 and 40a Broad Street.

Comment: Objection

Leominster Town Council strongly objects to this application and wishes to echo the reasons raised by Leominster Civic Society, in particular the historic and visual importance of the Burgage wall, the importance of the area, which is

highlighted in the new interpretation panels that will shortly be installed and the loss of residents parking along Arkwright Close. This will require the lifting of the TRO and will take away much needed residents parking.

Leominster East

Number: P202832/L

Current status: Determination Made

Decision: Approved with Conditions

Type: Listed Building Consent

Location: 32 Burgess Street, Leominster, Herefordshire HR6 8DE

Proposal: Proposed repairs to roof.

Comment: No Objection

Leominster East

Number: P203304/FH

Current status: Determination Made

Decision: Approved with Conditions

Type: Full Householder

Location: Little Lasslen, Wharton, Leominster, Herefordshire HR6 0NX

Proposal: Proposed conversion of garage into 2-bedroom annexe with single storey extension, solely ancillary to Little Lasslen.

Comment: No Objections providing that permission states that the conversion is solely ancillary to Little Lasslen.

Leominster East

Number: P203537/F

Current status: Determination Made

Decision: Approved with Conditions

Type: Planning Permission

Location: Bengrys Motors, Southern Avenue, Leominster, Herefordshire HR6 0QF

Proposal: 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.

Comment: No Comment

Leominster East

Number: P203538/A

Current status: Determination Made

Decision: Approved with Conditions

Type: Advertisement Consent

Location: Bengrys Motors, Southern Avenue, Leominster, Herefordshire HR6 0QF

Proposal: Proposed 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.

Comment: No Comment

Leominster East**Number:** P203241/V**Current status:** Determination Made**Decision:** Withdrawn**Type:** Certificate of Lawfulness (CLOPD)**Location:** Hadnock House, Widgeon Hill Farm, Hamnish, Leominster Herefordshire HR6 0QN**Proposal:** Proposed certificate of lawfulness for the replacement of existing conservatory with new sun room and new utility extension to the rear.**Comment:** No Comment**Leominster East****Number:** P203565/F**Current status:** Determination Made**Decision:** Approved with Conditions**Type:** Planning Permission**Location:** 13 Broad Street, Leominster, Herefordshire HR6 8BZ**Proposal:** Application for variation of condition 2 following grant of planning permission 193213 - Proposed conversion of former bank into solicitors' office with internal works and replacement of flat roof and skylights to the rear of the building - to amend the internal layout slightly.**Comment:** No Objection**Leominster East****Number:** P203751/L**Current status:** Determination Made**Decision:** Approved with Conditions**Type:** Listed Building Consent**Location:** 13 Broad Street, Leominster, Herefordshire HR6 8BZ**Proposal:** Application for variation of condition 2 following listed building consent 193214 - Proposed conversion of former bank into solicitors' office with internal works and replacement of flat roof and skylights to the rear of the building - to amend the internal layout slightly.**Comment:** No Objection**Leominster East****Number:** P204116/PA7**Current status:** Determination Made**Decision:** Prior Approval Not Required**Type:** All others - Prior Approval**Location:** Hennor House, Hennor, Leominster, Herefordshire HR6 0QR**Proposal:** Prior notification of agricultural development - excavation/waste material - for the restoration of an existing pond to create an attenuation area.**Comment:** No Comment**Leominster South****Number:** P203619/O**Current status:** Determination Made**Decision:** Approved with Conditions**Type:** Outline

Location: Land adjoining Hengrave Green, Ivington, Leominster, Herefordshire HR6 0JL

Proposal: 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.

Comment: No Objection

Leominster South

Number: P203447/FH

Current status: Determination Made

Decision: Withdrawn

Type: Full Householder

Location: The Crabtree, Hyde Ash, Leominster, Herefordshire HR6 0JR

Proposal: Removal of Condition 3 of permission 172551/FH - Proposed conversion of building into ancillary living accommodation - to allow building to be separately let.

Comment: Objection

Leominster Town Council object to this application because they believe that it would still be contrary to the policy of the local planning authority to grant permission for a separate dwelling in this location having regard to Policy RA2 of Herefordshire Local Plan-Core Strategy and the National Planning Policy Framework.

Leominster South

Number: P203467/FH

Current status: Determination Made

Decision: Approved with Conditions

Type: Full Householder

Location: Glaslyn, Barons Cross Road, Leominster, Herefordshire HR6 8RS

Proposal: Proposed detached single storey double garage.

Comment: Objection

Leominster Town Council object to this application 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.

Leominster South

Number: P203928/K

Current status: Determination Made

Decision: Trees in Cons Area Works Can Proceed

Type: Works to Trees in a Conservation Area

Location: 171 Bargates, Leominster, Herefordshire HR6 8QT

Proposal: Proposed works to Ash Tree - Root growth causing breaking up of footway and danger/trip hazard to passing pedestrians.

Comment: No Objection - The work to make the footway safe has been requested for some considerable time but the work has been carried out before permission has been granted.

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 8th February 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 14th December 2020 commencing at 18:00 hours remotely via Zoom.

MEMBERS PRESENT: Councillors Rosser (Chair), Williams (Vice-Chair), Herschy, Parris(18:06), Preece, and Rumsey.

ALSO PRESENT: Ward Councillor Marsh, Ward Cllr. Bartlett (18.20) and a member of the press.

OFFICER PRESENT: Town Clerk.

PH111/20 APOLOGIES FOR ABSENCE

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

PH112/20 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH113/20 HEREFORDSHIRE COUNCIL MEMBERS

Herefordshire Council members were in attendance in an advisory role and not involved in any decision making.

PH114/20 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH115/20 QUESTIONS FROM THE PUBLIC

A member of the press was present but no questions were raised.

PH116/20 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 30th November 2020 be agreed and will be signed as a correct record when social distancing restrictions are lifted.

PH117/20 PLANNING

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

Comment: Objection – Lack of information provided regarding timeframes, access onto a 7.5t limit road and traffic generation.

Application no & site address: Planning Consultation - **203532** – Orchard Bungalow, Iington 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 – Support the application provided the Public Right of Way is re-routed.

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

Comment: No comment at this time.- The Clerk to request full sized detailed plans and request extension until after the next meeting of the Planning & Highways Committee on 18th January 2021.

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): Mt P Millar

Grid ref: OS 349008, 259040

Application type: Works to trees in a Conservation Area

Comment: No Objection – Support the application..

- (b) Neighbourhood Development Plan Review Meeting** – Cllr Thomas, Cllr Bartlett and the Clerk attended a Zoom meeting on 1st December 2020 with a Neighbourhood Planning Officer from Herefordshire Council. The subject being ‘Do we want to review the Neighbourhood Development Plan?’ bearing in mind that the Herefordshire Council Core Strategy will be updated, but it could take up to 2 years and the Planning White Paper will also lead to changes in the planning system. Support is available if a review is required, with a £10,000 grant available for locality and technical studies. A localities website is available, as is the support from Herefordshire Council of a named officer and the Neighbourhood Planning department could carry out ‘Critical Friend Review’. Minor updates and non-material amendments, once examined by an inspector, can be made without having to go to a referendum. Another option would be to carry out some review work in readiness for when the Herefordshire Council Core Strategy is adopted.

PH118/20 DECISIONS

The following planning decision received from Herefordshire Council were noted. This was presented at the meeting:

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

PH119/20 HIGHWAYS AND PARKING MATTERS**(a) Highway and Parking Matters**

- An update was provided by Cllr. Marsh and the clerk regarding the proposed works to the flood wall along the rear of Osborne Place as the Town Council maintain the greenspaces between the houses. The works are expected to commence in January 2021 and one of the larger greenspaces will be used as a compound so that vehicles and equipment can be kept off the highway.
- Green Lane Traffic Regulation Order – the consultation letter has now been sent to local residents and they will have a month to respond.
- Delivery of Traffic Regulation Order (TRO) Schemes in Leominster – Communication has been received from Balfour Beatty regarding the development of the Annual Plan for the delivery of Traffic Regulation Orders. They are currently reviewing numbers below and are asking if the schemes are still required.

74. A44 Leominster to Pembridge (excluding Monkland Village) – review existing speed limit.

75. Ginhall Lane – Reduction from National Speed Limit

It was proposed by Cllr. Rosser, seconded by Cllr. Preece and unanimously **RESOLVED** to request that these TROs are still included in the prioritised list for delivery.

PH120/20 LICENCING MATTERS

Committee noted that no licencing applications had been received.

PH121/20 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 18th January 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 18:43 hours.

CHAIR:

DATE: