



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Monday 1st February 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 8th February 2021 commencing at 18:00 hours** via 'Zoom' on the following dedicated link:

Meeting ID: 810 3179 7766

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 18th January 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 – **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/searchplanningapplications>

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

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

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 349551, 255967

Application type: Listed Building Consent

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

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

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

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

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

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

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

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

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

Application no & site address: Planning Re-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

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

Application no & site address: Planning Consultation – **204479** – Detached Annexe building at The Crabtree, Hyde Ash, Mington, 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

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

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

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

8. DECISIONS

The following planning decisions had been received from Herefordshire Council. This list covers the period since publishing the last agenda until 22nd January 2021.

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

9. HIGHWAYS AND PARKING MATTERS

(a) Highway and Parking Matters

- **Passa Lane** – To discuss a communication received from Balfour Beatty regarding the installation of Unsuitable for Large Vehicles signage on Passa Lane.

- (b) **Leominster Primary School Crossing Patrol** – 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** – A verbal update from the clerk.

10. LICENCING MATTERS

There have been no licencing applications received.

11. DATE OF NEXT MEETING

The next meeting will be held on Monday 1st March 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 18th January 2021 commencing at 18:00 hours remotely via Zoom.

MEMBERS PRESENT: Councillors Rosser (Chair), Williams (Vice-Chair), Herschy, Parris (18.37), Preece, Rumsey and Thomas.

ALSO PRESENT: Ward Councillor Norman (18.07)

OFFICER PRESENT: Town Clerk, Democratic Services Officer

PH122/20 APOLOGIES FOR ABSENCE

No apologies for absence were received.

PH123/20 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH124/20 HEREFORDSHIRE COUNCIL MEMBERS

There were no Herefordshire Council members in attendance at this stage.

PH125/20 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH126/20 QUESTIONS FROM THE PUBLIC

No members of the public were present.

PH127/20 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 14th December 2020 be agreed and will be signed as a correct record when social distancing restrictions are lifted.

PH128/20 PLANNING

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

Comment: Objection – on the grounds of access. Also concerns regarding the drainage system to be used due to highway flood risk.

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

Comment: Objection – the request to delete Condition 5 should not be approved. The original plan should be adhered to.

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

Comment: Objection – the applicant must adhere to the recommendations and improvements agreed by the Landscaping Officer.

Cllr. Rosser invited Cllr. Norman to provide an update as Ward member. Cllr. Norman expressed concern that the proposals had not gone to the Herefordshire Council Planning Committee and recommended that this is done in order to support the best quality landscape scheme for the development. Cllr. Norman left the meeting at 18.44.

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

Comment: To request an extension to the deadline date, whilst further information is obtained, so that this may be discussed at the next Planning & Highways Committee on 8th February 2021.

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
Comment: No Objection

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: To request an extension to the deadline date, whilst further information is obtained, so that this may be discussed at the next meeting of the Planning & Highways Committee on 8th February 2021

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 349551, 255967
Application type: Listed Building Consent

Comment: To request an extension to the deadline date, whilst further information is obtained, so that this may be discussed at the next meeting of the Planning & Highways Committee on 8th February 2021

PH129/20 DECISIONS

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

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, Mington, 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.

PH130/20 HIGHWAYS AND PARKING MATTERS**(a) Highway and Parking Matters**

- **Green Lane Traffic Regulation Order**

The committee supported the proposal to implement additional Waiting Restrictions and Residents Parking Bays in the vicinity of Green Lane, Leominster. This specifically comprises the introduction of:

- Additional No Waiting at Any Time (Double Yellow Line) Restrictions on Green Lane and its junctions with Townsend Court, Townsend Close and The Meadows
- Limited Waiting Parking Bays on Green Lane
- Residents Parking Bays for eligible properties on Thomas Court, Green Lane and Townsend Court.

PH131/20 LICENCING MATTERS

Committee noted that no licencing applications had been received.

PH132/20 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 8th February 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 19.25 hours.

CHAIR:

DATE: