



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Wednesday 11th August 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 16th August 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 26th 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 Consultation - **212827** – 17 Middlemarsh, Leominster, Herefordshire HR6 8UP

Description: Proposed works to T1: Scotts Pine - to remove. T2: Scotts Pine – tree is dead.

Applicant(s): Mr R Wall

Grid ref: OS 349568, 259891

Application type: Works to trees covered by TPO

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

Application no & site address: Planning Consultation - **212094** – Pinsley Park, Cholstrey, Leominster, Herefordshire HR6 9AP

Description: To erect a steel portal frame shed for the purpose of the handling of livestock.

Applicant(s): Mr Michael Price

Grid ref: OS 347136, 259749

Application type: Planning Permission

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

Application no & site address: Planning Consultation - **212882** – 20 Woodfen Crescent, Leominster, Herefordshire HR6 8SS

Description: T1 - Robinia - reduce the top crown down back to the original pruning points, remove any major deadwood over 40mm - reduce the outer limbs by 2-3m to balance the crown.

Applicant(s): Mr Cotton

Grid ref: OS 348597, 259011

Application type: Works to trees covered by TPO

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

Application no & site address: Planning Consultation - **212863** – The Forbury Residential Home, Church Street, Leominster, Herefordshire HR6 8NQ

Description: Proposed installation of a 58 panel solar PV system to the roof pitches of residential care home and associated buildings.

Applicant(s): Mr Lutton

Grid ref: OS 349724, 259202

Application type: Planning Permission

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

Application no & site address: Planning Consultation - **212864** – The Forbury Residential Home, Church Street, Leominster, Herefordshire HR6 8NQ

Description: Proposed installation of a 58 panel solar PV system to the roof pitches of residential care home and associated buildings.

Applicant(s): Mr Lutton

Grid ref: OS 349724, 259203

Application type: Listed Building Consent

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) **The Royal Oak** - to note the current situation regarding the building.

8. DECISIONS

The following planning decisions had been received from Herefordshire Council. This list covers the period since publishing the last agenda until 6th August 2021.

Leominster East

Number: P211965/FH

Current status: Determination Made

Decision: Approved with Conditions

Type: Full Householder

Location: 2a Caswell Crescent, Leominster, Herefordshire HR6 8BE

Proposal: Proposed detached annexe ancillary to main dwelling.

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.

Leominster South

Number: P212016/FH

Current status: Determination Made

Decision: Approved with Conditions

Type: Full Householder

Location: 87 Westcroft, Leominster, Herefordshire HR6 8HQ

Proposal: Proposed first floor extension above garage.

Comment: No Objection

9. HIGHWAYS AND PARKING MATTERS

- (a) Highway and Parking Matters** - To consider any parking and highway issues relating to the Parish of Leominster.
- (b) Signage** – To discuss the siting of A boards around the town.

10. LICENCING MATTERS

There have been no licencing applications received.

11. DATE OF NEXT MEETING

The next meeting will be held on Monday 6th September 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 26th 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, Preece, Rumsey and Williams.

OFFICERS PRESENT: Town Clerk, Democratic Services Officer.

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

PH47/21 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Rosser (Work).

PH48/21 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH49/21 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.

PH50/21 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH51/21 QUESTIONS FROM THE PUBLIC

One member of the public was present. The following matter was raised:

- **Full Fibre Telegraph Poles** – Concern was expressed regarding the installation of telegraph poles on the Buckfield estate by Full Fibre. There are no other services above ground and the resident stated that the installation of the poles will be visually detrimental to the appearance of the estate. The resident also advised that Full Fibre had failed to notify the residents regarding the installation.

PH52/21 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 5th July 2021 be agreed and signed as a correct record.

PH53/21 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

Comment: No Objection. Councillors were in favour of the layout of the s278 agreement and requested that the markings on the existing cycle track be refreshed as part of the s278 agreement. They also requested that s106 monies were used to allow the existing cycle track to join with the new cycle track.

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

Comment: No Objection

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

Comment: No Objection

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

Comment: Objection - whilst not objecting to the provision of assisted living for vulnerable adults, the following concerns were raised. - The close proximity of Westfield School should be considered during the construction phase as parents will need access throughout the day. - The combination of run off water from the roof being combined with the sewerage system.

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

Comment: No Comment

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

Comment: No Objection

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

Comment: No Objection

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

Comment: No Objection

(b) Strategic Housing Provision – Committee RESOLVED to set up a Task and Finish Group, consisting of Cllrs Bartlett, Herschy, Williams and Preece, to consider the housing requirements for Leominster. The Task and Finish Group will present their findings to the Committee at the next meeting.

(c) 5-year Housing Land Supply – Committee noted the briefing note and position statement on the detail of the 5-year Housing Land Supply.

PH54/21 DECISIONS

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

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.

PH55/21 HIGHWAYS AND PARKING MATTERS

(a) Highway and Parking Matters

- It was reported that A boards are scattered around the town and disabled persons are finding it difficult to manoeuvre around them. The clerk has asked Herefordshire Council for their policy on the siting of A boards and will report back at the next meeting.

(b) Proposed Public Path Diversion Order Footpath ZC24 –. Committee had no objection to the proposals to divert footpath ZC24.

(c) Christmas free parking – Committee noted the following events where free parking from Herefordshire Council will be requested:

- Christmas Light Switch On – 27th November 2021
- Victorian Fair – 11th December 2021

(d) Full Fibre Telegraph Poles

- Full Fibre advised that a public consultation event was held on the 9th July 2021 and that it was the responsibility of Leominster Town Council to send invitations to the residents of the Buckfield estate. Cllr Thomas advised that he had arranged to meet Full Fibre and that it was not a public event. Full Fibre showed Cllr Thomas where the poles would be installed and advised that, under the Communications Act 2003, they are not required to notify the public;
- Cllr Thomas advised that Full Fibre issued each resident with an information leaflet regarding the installation;
- Telegraph poles are being erected as there is no ducting available on the Buckfield estate to enable the service to be installed underground;
- Leominster Town Council advised Full Fibre that they should have consulted with the public regarding the installation of the poles.

PH56/21 LICENCING MATTERS

Committee noted that no licencing applications had been received.

PH57/21 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 16th August 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 19.02 hours.

CHAIR:

DATE: