



## LEOMINSTER TOWN COUNCIL

### PLANNING & HIGHWAYS COMMITTEE

Monday 10th May 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 17<sup>th</sup> May 2021 commencing at 18:00 hours** in the Council Offices, 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 12<sup>th</sup> April 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 - **211388** - Woodlands, Ryelands Road, Leominster, Herefordshire HR6 8PN

**Description:** Yew (6924) – No Change. Yew (6925) - 30% reduction (but lower than Yew (6926)-30% reduction (consistent with 6927) together with all dead wood and all branches overhanging road. Yew (6927)-30% reduction (consistent with 6926) together with all dead wood and all branches overhanging road. Yew (6928)-30% reduction (but lower than 6927 to forma shaped group) and remove all branches overhanging road. Beech (6929)- 20% reduction. This is a mature, established tree of poor shape and form with close proximity to house and overhanging house roof. Reduction to reduce height and vulnerability to winds. Yew (6935)–No change to height but remove branches overhanging road.

**Applicant(s):** Mike Pickering

**Grid ref:** OS 349092, 258525

**Application type:** Works to trees covered by TPO

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

**Application no & site address:** Planning Consultation – **211449** – 40a Broad Street, Leominster, Herefordshire HR6 8BS

**Description:** Reduce lateral limbs from neighbouring Yew tree (T1) back to boundary wall.

**Applicant(s):** Mr Keith Edmonds

**Grid ref:** OS 349619, 259250

**Application type:** Works to Trees in a Conservation Area

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

**Application no & site address:** Planning Consultation – **210816** – 99 Middlemarsh, Leominster, Herefordshire HR6 8UP

**Description:** Proposed erection of a single storey side extension and alterations to parking area.

**Applicant(s):** Mr Hazel & Miss Mumford

**Grid ref:** OS 349691, 259827

**Application type:** Full Householder

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

**Application no & site address:** Planning Consultation – **211638** – Flat 1, 14 Church Street, Leominster, Herefordshire HR6 8NQ

**Description:** T1 Salix Species Tree ID 0D2M Pollard at 6m

**Applicant(s):** Margaret Murphy

**Grid ref:** OS 349742, 259139

**Application type:** Works to Trees in a Conservation Area

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

**Application no & site address:** Planning Consultation – **211148** – Grange Court, The Grange, Leominster, Herefordshire HR6 8NL

**Description:** The proposal is to widen the southern pathway from The Grange to Grange Court to improve accessibility for wheel and pushchair users and improve the visibility of the Court from the Grange to encourage visitors.

**Applicant(s):** Mrs Jacqueline Herschy

**Grid ref:** OS 349916, 259074

**Application type:** Planning Permission

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

**Application no & site address:** Planning Consultation – **211156** - 40a Broad Street, Leominster, Herefordshire HR6 8BS

**Description:** Proposal to repair and extend existing barn and convert to residential accommodation.

**Applicant(s):** Mr and Mrs Keith Edmonds

**Grid ref:** OS 349652, 259263

**Application type:** Planning Permission

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

**Application no & site address:** Planning Consultation – **211157** - 40a Broad Street, Leominster, Herefordshire HR6 8BS

**Description:** Proposal to repair and extend existing barn and convert to residential accommodation.

**Applicant(s):** Mr and Mrs Keith Edmonds

**Grid ref:** OS 349652, 259263

**Application type:** Listed Building Consent

**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/searchplanningapplications>

**Application no & site address:** Planning Consultation – **210058** – Land at Brierley Court Farm, Brierley, Leominster, Herefordshire HR6 0NU

**Description:** Proposed erection of a storage building to accommodate the storage of wood chip which will be used in association with the existing biomass boiler.

**Applicant(s):** S & A Property Ltd

**Grid ref:** OS 348898, 255859

**Application type:** Planning Permission

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

**Application no & site address:** Planning Consultation – **211619** – 137 Bargates, Leominster, Herefordshire HR6 8QS

**Description:** Ash Tree to be felled due to Ash die back and branches falling out of the tree. Tree is showing clear signs of stress and new growth coming closer into the centre of the tree. Tree to be felling in section from the top down on site and timber to be save for firewood. Brash chipped and removed. Tree will be replaced with a mountain ash (Rowan).

**Applicant(s):** Mr William Jackson

**Grid ref:** OS 349028, 258964

**Application type:** Works to Trees in a Conservation Area

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

**TO NOTE:** This application is for a prior approval determination for a change of use and as such the new legislation does not require you to respond to this communication.

- (b) **Minerals and Waste Local Plan Consultation** – to consider the ‘soundness’ of the plan and whether the correct legal processes have been followed;
- (c) **The Royal Oak Hotel** – to consider the current situation regarding the building;
- (d) **Reporting road defects on the Balfour Beatty website** – presentation by Cllr Marsh on how to use the website.

## 8. DECISIONS

The following planning decisions had been received from Herefordshire Council. This list covers the period since publishing the last agenda until 30th April 2021.

### **Leominster East**

**Number:** PC202973/F

**Current status:** Determination Made

**Decision:** Approved with Conditions

**Type:** Planning Permission

**Location:** Plot 14a Leominster Enterprise Park, Enterprise Way, Leominster, Herefordshire

**Proposal:** Proposed the erection of a new office, storage and servicing headquarters with associated access, landscaping and drainage.

**Comment:** No Objection

**Leominster East****Number:** P210418/F**Current status:** Determination Made**Decision:** Refused**Type:** Planning Permission**Location:** 1 Drapers Lane, Leominster, Herefordshire HR6 8ND**Proposal:** Proposed alteration of ground, first and second floors to create two one-bedroom flats with access from ground floor.**Comment:** No Objection. Please consider a cycle storage unit if possible.**Leominster East****Number:** P210419/L**Current status:** Determination Made**Decision:** Refused**Type:** Listed Building Consent**Location:** 1 Drapers Lane, Leominster, Herefordshire HR6 8ND**Proposal:** Proposed alteration of ground, first and second floors to create two one-bedroom flats with access from ground floor.**Comment:** No Objection. Please consider a cycle storage unit if possible.**Leominster South****Number:** PC210870/K**Current status:** Determination Made**Decision:** Trees in Cons Area Works Can Proceed**Type:** Works to Trees in a Conservation Area**Location:** Mooltan, Havelock Road, Leominster, Herefordshire HR6 8QZ**Proposal:** T1 Leylandii Remove as the roots are interfering with the wall, fence and potentially mains water running directly underneath. T2 Leylandii Remove to create more light for orchard trees to be planted (apple, pear and cherry proposed). H1 Leylandii hedge at back of garden. Remove to create more light for orchard trees to be planted (apple, pear and cherry proposed) All work subject to nesting birds.**Comment:** No Objection subject to consideration being given to any nesting birds.**9. HIGHWAYS AND PARKING MATTERS**

- (a) **Highway and Parking Matters** - To consider any parking and highway issues relating to the Parish of Leominster.
- **School Crossing Patrol appointment Leominster Primary School** – to note that a new school crossing patrol officer has been appointed and commenced duties on 19<sup>th</sup> April 2021.

**10. LICENCING MATTERS**

There have been no licencing applications received.

**11. DATE OF NEXT MEETING**

The next meeting will be held on Monday 7<sup>th</sup> June 2021 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 12<sup>th</sup> April 2021 commencing at 18:00 hours remotely via Zoom.

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

**ALSO PRESENT:** One member of the public

**OFFICERS PRESENT:** Town Clerk, Democratic Services Officer

A minute's silence was held as a mark of respect following the death of The Duke of Edinburgh on 9<sup>th</sup> April 2021.

**PH1/21 APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllr. Herschy (Personal) (Cllr. Preece was unable to attend – work commitment).

**PH2/21 DECLARATIONS OF INTEREST**

There were no Declarations of Interest made.

**PH3/21 HEREFORDSHIRE COUNCIL MEMBERS**

There were no Herefordshire Council members in attendance.

**PH4/21 REQUESTS FOR DISPENSATIONS**

No requests for dispensation had been received.

**PH5/21 QUESTIONS FROM THE PUBLIC**

One member of the public was present. The following comments were made regarding planning application PC210870:

- The tree in the front garden is close to a wall and fence and is located on top of a water meter;
- The tree in the rear garden will be replaced with fruit trees;
- The hedge at the rear of the property is in excess of 12 feet high. It is not feasible to attempt to trim it back. The hedge will be replaced with fruit trees.

**PH6/21 MINUTES OF PREVIOUS MEETING**

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 22nd March 2021 be agreed and will be signed as a correct record when social distancing restrictions are lifted.

**PH7/21 PLANNING**

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

**Application no & site address:** Planning Consultation - **210001** – 32 Burgess Street, Leominster, Herefordshire HR6 8DE

**Description:** Works to include removing rotten oak floor boards, lay limecrete base, construct fire resistant stud wall, install underfloor heating to ground floor. Take down chimney. Install beam and supporting columns to support existing floor joists. Like for like repair/replacement works to oak frame where members are rotten.

**Applicant(s):** Mr Ieuan Price

**Grid ref:** OS 349485, 259115

**Application type:** Listed Building Consent

**Comment:** No Objection.

**Application no & site address:** Planning Consultation - **210655** – Cornhill Cop Farm, Stag Batch, Leominster, Herefordshire HR6 9DA

**Description:** Proposed extension to existing cattle barns, steel portal framed building to store cattle muck.

**Applicant(s):** Mr Tom Rogers

**Grid ref:** OS 347099, 258440

**Application type:** Planning Permission

**Comment:** No Objection.

**Application no & site address:** Planning Consultation - **210562** – Broad Farm, Leominster, Herefordshire HR6 0AN

**Description:** Proposed erection of agricultural manure store.

**Applicant(s):** Mr M Sparey

**Grid ref:** OS 349035, 260494

**Application type:** Planning Permission

**Comment:** No Objection.

**Application no & site address:** Planning Consultation - **210043** – The Barn Adjacent to The Hop Pole, Bridge Street, Leominster, Herefordshire HR6 8DX

**Description:** Proposed conversion of barn into two dwellings.

**Applicant(s):** Mr Mark Yarnold

**Grid ref:** OS 349535, 259471

**Application type:** Planning Permission

**Comment:** Objection on the following grounds – Lack of adequate parking/servicing; Traffic generation; Layout and density of buildings.

**Application no & site address:** Planning Consultation - **210044** - The Barn Adjacent to The Hop Pole, Bridge Street, Leominster, Herefordshire HR6 8DX

**Description:** Proposed conversion of barn into two dwellings.

**Applicant(s):** Mr Mark Yarnold

**Grid ref:** OS 349535, 259471

**Application type:** Listed Building Consent

**Comment:** Objection on the following grounds – Lack of adequate parking/servicing; Traffic generation; Layout and density of buildings.

**Application no & site address:** Planning Consultation - **210792** – Kings Thorne, Barons Cross Road, Leominster, Herefordshire HR6 8RS

**Description:** Proposed raised decking area (1.3m above ground level).



**Applicant(s):** Mr Lee Morris  
**Grid ref:** OS 348139, 258577  
**Application type:** Full Householder  
**Comment:** No Objection.

**Application no & site address:** Planning Consultation – **210989** -  
 3 Ropewalk Avenue, Leominster, Herefordshire. HR6 8LY

**Description:** 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

**Applicant(s):** Mr Paul Brogan

**Grid ref:** 348702 – 258880

**Application type:** Works to trees covered by TPO

**Comment:** No Objection to pollarding between 6-10m.

**Application no & site address:** Planning Consultation – **210832** - 3 Ropewalk Avenue, Leominster, Herefordshire. HR6 8LY

**Description:** T1 ash tree - excessive shading and too large for back garden with low amenity value.

**Applicant(s):** Mr Paul Brogan

**Grid ref:** 348702 - 258879

**Application type:** Works to trees covered by TPO

**Comment:** No Objection to pollarding between 6-10m.

**Application no & site address:** Planning Consultation – **210777**- Mooltan, Havelock Road, Leominster, Herefordshire. HR6 8QZ.

**Description:** Proposed single storey rear extension

**Applicant(s):** Mr & Mrs Cooper

**Grid ref:** 348785 – 258891

**Application type:** Full Householder

**Comment:** No Objection.

**Application no & site address:** Planning Consultation – **210870** - Mooltan, Havelock Road, Leominster, Herefordshire. HR6 8QZ.

**Description:** T1 Leylandii Remove as the roots are interfering with the wall, fence and potentially mains water running directly underneath. T2 Leylandii Remove to create more light for orchard trees to be planted (apple, pear and cherry proposed). H1 Leylandii hedge at back of garden. Remove to create more light for orchard trees to be planted (apple, pear and cherry proposed) All work subject to nesting birds.

**Applicant(s):** Mr & Mrs Cooper

**Grid ref:** 348781 - 258891

**Application type:** Works to Trees in a Conservation Area

**Comment:** No Objection subject to consideration being given to any nesting birds.

**Application no & site address:** Planning Consultation - **211248** – Sunnymead 91 Bridge Street Leominster Herefordshire HR6 8EA

**Description:** 12 Conifers to be cut down approximately 50% of the current height from 8m to 4m and trimmed along the sides to prevent overhanging branches damaging the wall and surrounding buildings.

**Applicant(s):** Mr Bridgland-Taylor

**Grid ref:** 349315 - 259725

**Application type:** Works to Trees in a Conservation Area

**Comment:** No Objection to a reduction of 50%.

**TOWN & COUNTRY PLANNING ACT 1990  
APPEAL UNDER SECTION 78 AGAINST REFUSAL OF A HOUSEHOLDER  
APPLICATION**

**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.

**Appellant(s):** Mr Ben Chambers

**Appeal ref:** APP/W1850/D/21/3269103

**Appeal date:** 31<sup>st</sup> March 2021

**Comment:** The appeal was noted by the committee.

**PH8/21 DECISIONS**

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

**Leominster West**

**Number:** PC201466/O

**Current status:** Determination Made

**Decision:** Approved with Conditions

**Type:** Outline

**Location:** Land at Stag Batch House, Monkland Road, Stag Batch, Herefordshire

**Proposal:** Proposed erection of a rural enterprise worker's dwelling and associated works with matters of landscaping reserved for future consideration.

**Comment:** No Objection

**Leominster West**

**Number:** PC210196/FH

**Current status:** Determination Made

**Decision:** Approved with Conditions

**Type:** Full Householder

**Location:** 17 Radnor View, Leominster, Herefordshire HR6 8TF

**Proposal:** Proposed single storey extension to front and single and two storey extension to side.

**Comment:** No Objection

**Leominster South**

**Number:** PC203532/F

**Current status:** Determination Made

**Decision:** Approved with Conditions

**Type:** Planning Permission

**Location:** Orchard Bungalow, Ivington Road, Newtown, Leominster, Herefordshire HR6 8QD

**Proposal:** Proposed demolition of existing property and erection of replacement.

**Comment:** No Objection but would encourage the use of permeable paving for the driveway.

**Leominster South**

**Number:** PC204120/FH

**Current status:** Determination Made

**Decision:** Approved with Conditions

**Type:** Full Householder

**Location:** Low Moor, Elm Close, Leominster, Herefordshire HR6 8JX

**Proposal:** Proposed erection of a double garage.

**Comment:** No Objection

**Leominster South**

**Number:** PC204492/A

**Current status:** Determination Made

**Decision:** Approved with Conditions

**Type:** Advertisement Consent

**Location:** 17 West Street, Leominster, Herefordshire HR6 8EP

**Proposal:** Proposed signage.

**Comment:** No Objection

**Leominster South**

**Number:** PC204491/F

**Current status:** Determination Made

**Decision:** Withdrawn

**Type:** Planning Permission

**Location:** 17 West Street, Leominster, Herefordshire HR6 8EP

**Proposal:** Proposed change of use from office to health consulting rooms with reception, office and training space. Proposed signage.

**Comment:** No Objection

**Leominster South**

**Number:** PC210484/PA7

**Current status:** Determination Made

**Decision:** Prior Approval Not Required

**Type:** All others - Prior Approval

**Location:** Wharton Bank Farm, Wharton, Leominster, Herefordshire HR6 0NX

**Proposal:** Application for prior notification for apple store, implement and spray sheds to service the orchards.

**Comment:** No comment required

**Leominster East**

**Number:** PC210319/L

**Current status:** Determination Made

**Decision:** Approved with Conditions

**Type:** Listed Building Consent

**Location:** Jazz Hair Studio, The Old School, Burgess Street, Leominster, Herefordshire HR6 8DE

**Proposal:** Works to the building to facilitate the creation of a flat on the first floor. Works include Creation of an internal glazed entrance lobby, Creation of a new fireproof partition wall, Removal of existing C20 stud walls, and reinstatement and raising of former sash window on east elevation.

**Comment:** No Objection subject to fire regulations and consideration being given to the storage of waste

## PH9/21 HIGHWAYS AND PARKING MATTERS

### (a) Highway and Parking Matters

- **Green Lane Traffic Regulation Order** – Committee considered the objections and **RESOLVED** that the objections do not outweigh the benefits that the scheme will bring;
- It was reported that the A44 directional sign, near Conod's Garage on the B4529, is in poor condition. The clerk will investigate the cost of replacing the sign;
- It was reported that mobility scooters are unable to move around the Ridgemoor Road estate as there are no dropped kerbs. The clerk will contact the North Locality Steward to look at the estate along with Cllrs Rumsey and Parish;
- It was reported that there is a large hole on the footpath, from the Bargates to Westfield Walk, that is affecting the mobility of scooters.

## PH10/21 LICENCING MATTERS

The following licencing applications were reviewed:

- **Dom's Bike Stop Application No. PR01945** - No Objection.
- **Dales Cricket Club Application No. PR 01946** - No Objection subject to the Police and Licensing Authorities reviewing off premises consumption.

## PH11/21 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 10<sup>th</sup> May 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 19.12 hours.

**CHAIR:**

**DATE:**