



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Wednesday 30th June 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 5th July 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 7th June 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 – **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 - **211605** – Land at Stag Batch House, Monkland Road, Herefordshire HR6 9DA

Description: Application for approval of reserved matter following outline approval 201466 (Proposed erection of a rural enterprise worker's dwelling and associated works with matters of landscaping reserved for future consideration).

Applicant(s): Mr Thomas Speakman

Grid ref: OS 346739, 258318

Application type: Approval of Reserved Matters

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

Application no & site address: Planning Consultation – **211827** – Willows, Broad Lane, Leominster, Herefordshire HR6 0AL

Description: Proposed two storey side extension.

Applicant(s): Mr & Mrs G Moore

Grid ref: OS 349164, 260688

Application type: Full Householder

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

Application no & site address: Planning Consultation – **211832** – 10 Perseverance Road, Leominster, Herefordshire HR6 8QR

Description: Proposed front entrance porch.

Applicant(s): Sir/Madam Holiday

Grid ref: OS 349177, 259111

Application type: Full Householder

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

Application no & site address: Planning Consultation - **211905** – Brierley Court Hop Farm, Brierley Lane, Brierley, Herefordshire HR6 0NU

Description: Proposed conversion of two barns into 7 apartments with associated car parking and landscaping.

Applicant(s): Mr John Davies

Grid ref: OS 349545, 256009

Application type: Planning Permission

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

Application no & site address: Planning Consultation – **211906** – Brierley Court Hop Farm, Brierley Lane, Brierley, Herefordshire HR6 0NU

Description: Proposed conversion of two barns into 7 apartments with associated car parking and landscaping.

Applicant(s): Mr John Davies

Grid ref: OS 349545, 256009

Application type: Listed Building Consent

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

Application no & site address: Planning Consultation -**211771** – 32 Burgess Street, Leominster, Herefordshire HR6 8DE

Description: Proposed rear single storey extension with lean-to roof over; inc. removal of two existing windows and adjacent masonry to form new ground floor opening into extension.

Applicant(s): Mr Ieuan Price

Grid ref: OS 349485, 259115

Application type: Full Householder

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

Application no & site address: Planning Consultation – **211772** – 32 Burgess Street, Leominster, Herefordshire HR6 8DE

Description: Proposed rear single storey extension with lean-to roof over; inc. removal of two existing windows and adjacent masonry to form new ground floor opening into extension.

Applicant(s): Mr Ieuan Price

Grid ref: OS 349485, 259115

Application type: Listed Building Consent

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

Application no & site address: Planning Consultation – **212163** – Glenmore, 114 Bargates, Leominster, Herefordshire HR6 8QU

Description: Ash tree to be cut down to ground level.

Applicant(s): Mr Sid Littleworth

Grid ref: OS 348784, 259025

Application type: Works to Trees in a Conservation Area

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

Application no & site address: Planning Consultation – **211965** – 2a Caswell Crescent, Leominster, Herefordshire HR6 8BE

Description: Proposed detached annexe ancillary to main dwelling.

Applicant(s): Mr Simon Phillips

Grid ref: OS 349960, 258895

Application type: Full Householder

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

Application no & site address: Planning Consultation – **212288** – Lion Court, 25 New Street, Leominster, Herefordshire HR6 8LS

Description: Proposed demolition of single dwelling house to facilitate erection of 10 no new dwellings together with associated gardens, grounds, car parking, cycle & refuse storage.

Applicant(s): Mr J Hinton

Grid ref: OS 349466, 259148

Application type: Planning Permission

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

Application no & site address: Planning Consultation – **212422** – The Coach House, 18a Etnam Street, Leominster, Herefordshire HR6 8AQ

Description: T1 Yew Tree: Crown raise tree. T2 Willow tree: Remove limb overhanging neighbouring property. T3 Elder tree: Fell

Applicant(s): Mr John Farrar

Grid ref: OS 349733, 258864

Application type: Works to Trees in a Conservation Area

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

Application no & site address: Planning Consultation – **212121** – 1 Drapers Lane, Leominster, Herefordshire HR6 8ND

Description: Proposed alteration of ground, first and second floors to create two one-bedroom flats with access from ground floor.

Applicant(s): Alex Higgins

Grid ref: OS 349660, 259103

Application type: Planning Permission

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

Application no & site address: Planning Consultation - **212122** – 1 Drapers Lane, Leominster, Herefordshire HR6 8ND

Description: Proposed alteration of ground, first and second floors to create two one-bedroom flats with access from ground floor.

Applicant(s): Alex Higgins

Grid ref: OS 349660, 259103

Application type: Listed Building Consent

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

Application no & site address: Planning Consultation – **212194** – 1 Richmond Villas, Barons Cross Road, Leominster, Herefordshire HR6 8RS

Description: Proposed change of use of B&B to dwelling house (C3).

Applicant(s): Mr & Mrs D Richmond

Grid ref: OS 348164, 258670

Application type: Planning Permission

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

Application no & site address: Planning Consultation - **212318** – 7 The Meadows, Leominster, Herefordshire HR6 8QY

Description: Proposed first floor extension.

Applicant(s): Mr & Mrs J & A Freeman

Grid ref: OS 349178, 259246

Application type: Full Householder

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

- (b) **Affordable Housing Supplementary Planning Document Adoption** – to note that the Affordable Housing Supplementary Planning Document has now been adopted by Herefordshire Council.
- (c) **Phosphate levels in the River Wye and River Lugg** – to consider writing to Herefordshire Council and the local MP regarding the phosphate levels in the River Wye and River Lugg.

8. DECISIONS

The following planning decisions had been received from Herefordshire Council. This list covers the period since publishing the last agenda until 25th June 2021.

Leominster East

Number: P210304/F

Current status: Determination Made

Decision: Approved with Conditions

Type: Planning Permission

Location: Land adjacent to A49, Stoke Prior, Leominster, Herefordshire HR6 0QJ

Proposal: Proposed erection of a steel portal frame building for the storage of solid farmyard manure.

Comment: No Objection

Leominster North & Rural

Number: P210816/FH

Current status: Determination Made

Decision: Approved with Conditions

Type: Full Householder

Location: 99 Middlemarsh, Leominster, Herefordshire HR6 8UP

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

Comment: No Objection

Leominster West

Number: P204352/F

Current status: Determination Made

Decision: Approved with Conditions

Type: Planning Permission

Location: Stag Batch House, Monkland Road, Leominster, Herefordshire HR6 9DA

Proposal: Proposed erection of an agricultural building for general purpose use.

Comment: No Objection

Leominster West

Number: P211554/FH

Current status: Determination Made

Decision: Approved with Conditions

Type: Full Householder

Location: 115 Westgate, Leominster, Herefordshire HR6 8SA

Proposal: Proposed single storey side extension.

Comment: No Objection

Leominster West

Number: P211572/FH

Current status: Determination Made

Decision: Approved with Conditions

Type: Full Householder

Location: 125 Westgate, Leominster, Herefordshire HR6 8SA

Proposal: Proposed demolition of a lean to timber canopy and construction of a two storey side extension providing a utility and toilet / shower room at ground floor and a new bedroom and reconfigured bathroom at first floor.

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) **Full Fibre Telegraph Poles** – to consider a request from a member of the public to contact Full Fibre regarding the installation of the telegraph poles on the Ridgemoor Estate and to establish who authorised the work from Herefordshire Council.
- (c) **Repairs to the Public Realm** – To discuss temporary repairs to the Public Realm by Balfour Beatty ahead of the High Street Heritage Action Zone Public Realm improvement.
- (d) **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 26th July 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 7th June 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, Rosser, Rumsey and Williams.

OFFICERS PRESENT: Town Clerk, Democratic Services Officer

PH23/21 ELECTION OF CHAIR

Nominations were invited for the position of Chair of the Committee.

Two nominations were received.

Cllr Rosser was proposed by Cllr Williams and seconded by Cllr Rumsey.

Cllr Herschy was proposed by Cllr Thomas and seconded by Cllr Bartlett.

The election of the chair was put to a vote by the Committee. Cllr Rosser received 3 votes and Cllr Herschy received 4 votes. Cllr Herschy was thereby formally elected Chair of the Planning & Highways Committee.

The Committee thanked Cllr Rosser for his service as Chair of the Committee.

PH24/21 ELECTION OF VICE CHAIR

Nominations were invited for the position of Vice-Chair of the Committee.

Cllr Thomas was proposed by Cllr Bartlett and seconded by Cllr Marsh. There being no other nominations, Cllr Thomas was formally elected Vice-Chair of the Planning & Highways Committee.

PH25/21 APOLOGIES FOR ABSENCE

No apologies for absence were received.

PH26/21 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH27/21 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.

PH28/21 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH29/21 QUESTIONS FROM THE PUBLIC

Cllr Preece had submitted the following concerns regarding planning application P193754 prior to the meeting:

- The development should include a cycle path and playing fields;
- Zebra crossings should be positioned at the entrance to the development.

PH30/21 MINUTES OF PREVIOUS MEETING

The clerk provided an update on the current situation regarding The Royal Oak:

- The TCPA Section 215 notice that was served has been overtaken by the need for a dangerous building inspection;
- An inspection of the building was carried out at the end of May 2021 and a number of dangerous building issues were identified;
- A 'Repairs Notice' is being pursued by conservation and building control and will need to be complied with;
- Local authorities may compulsory purchase buildings where there is a statutory duty to do so. If the 'Repairs Notice' is not complied with a decision would have to be made as to whether the council should step in and undertake the works in default or not.

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 17th May 2021 be agreed and signed as a correct record.

PH31/21 PLANNING

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

Application no & site address: Planning Consultation - **211950** – Hillcrest, 143 Bargates, Leominster, Herefordshire HR6 8QS

Description: 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.

Applicant(s): Kenyon Jackson

Grid ref: OS 349000, 259010

Application type: Works to Trees in a Conservation Area

Comment: No Objection

Application no & site address: Planning Consultation - **211554** – 115 Westgate, Leominster, Herefordshire HR6 8SA

Description: Proposed single storey side extension.

Applicant(s): Mr Darren Davies

Grid ref: OS 347791, 258662

Application type: Full Householder

Comment: No Objection

Application no & site address: Planning Consultation – **211550** - 44 Broad Street, Leominster, Herefordshire HR6 8BS

Description: Proposed change of use of shop to domestic accommodation. Form opening in internal partition wall.

Applicant(s): Mr & Mrs Steve Ensor

Grid ref: OS 349599, 259253

Application type: Planning Permission

Comment: No Objection

Application no & site address: Planning Consultation – **211551** - 44 Broad Street, Leominster, Herefordshire HR6 8BS

Description: Proposed change of use of shop to domestic accommodation. Form opening in internal partition wall.

Applicant(s): Mr & Mrs Steve Ensor

Grid ref: OS 349599, 259253

Application type: Listed Building Consent

Comment: No Objection

Application no & site address: Planning Consultation – **211258** – The Old Barn, Cobnash, Kingsland, Leominster, Herefordshire HR6 9QY

Description: Proposed new entrance drive and detached domestic workshop.

Applicant(s): Mr & Mrs Bowen

Grid ref: OS 345491, 260048

Application type: Full Householder

Comment: No Objection as long as the building remains as a domestic workshop.

Application no & site address: Planning Consultation – **211572** – 125 Westgate, Leominster, Herefordshire HR6 8SA

Description: Proposed demolition of a lean to timber canopy and construction of a two storey side extension providing a utility and toilet / shower room at ground floor and a new bedroom and reconfigured bathroom at first floor.

Applicant(s): Mr Patrick Pritchard

Grid ref: OS 347752, 258688

Application type: Full Householder

Comment: No Objection

Application no & site address: Planning Consultation - **211605** – Land at Stag Batch House, Monkland Road, Herefordshire HR6 9DA

Description: Application for approval of reserved matter following outline approval 201466 (Proposed erection of a rural enterprise worker's dwelling and associated works with matters of landscaping reserved for future consideration).

Applicant(s): Mr Thomas Speakman

Grid ref: OS 346739, 258318

Application type: Approval of Reserved Matters

Comment: Request that the clerk obtains comments from Welsh Water regarding the dispersal of surface water for the Committee to consider.

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: Request that the clerk requests a meeting with the developer to address the following concerns: water attenuation; sewerage management; location of crossings; landscaping issues; play area maintenance; provision of bus service, bus shelters, cycle routes and community centre.

- (b) **Local Housing Strategy consultation – Committee RESOLVED** to form a group consisting of Cllrs Bartlett, Marsh, Thomas and Williams to complete the Housing survey for Herefordshire Council.

PH32/21 DECISIONS

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

Leominster East

Number: P210001/L

Current status: Determination Made

Decision: Approved

Type: Listed Building Consent

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

Proposal: 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.

Comment: No Objection

Leominster East

Number: P210112/L

Current status: Determination Made

Decision: Approved with Conditions

Type: Listed Building Consent

Location: 9 Broad Street, Leominster, Herefordshire HR6 8BT

Proposal: The building is currently a shop on the ground floor which will remain unchanged and has two, one bed flats on the first floor and an additional two, one bed flats on the second floor. Proposal is to reinstate the first and second floor as one house. The original plaster work ceiling will be exposed and the rear sash windows on the first floor will be replaced.

Comment: No Objection. The committee would prefer an alternative source of heating to be provided.

Leominster East

Number: P211148/F

Current status: Determination Made

Decision: Approved with Conditions

Type: Planning Permission

Location: Grange Court, The Grange, Leominster, Herefordshire HR6 8NL

Proposal: 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.

Comment: No Objection

Leominster East

Number: P211638/K

Current status: Determination Made

Decision: Trees in Cons Area Works Can Proceed

Type: Works to Trees in a Conservation Area

Location: Flat 1, 14 Church Street, Leominster, Herefordshire HR6 8NQ

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

Comment: No Objection

Leominster South

Number: P202598/F

Current status: Determination Made

Decision: Refused

Type: Planning Permission

Location: Brierley Court Hop Farm, Brierley Lane, Brierley, Leominster, Herefordshire HR6 0NU

Proposal: 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.

Comment: No Objection provided that the sewer can accommodate the extra capacity.

Leominster South

Number: P202599/L

Current status: Determination Made

Decision: Refused

Type: Listed Building Consent

Location: Brierley Court Hop Farm, Brierley Lane, Brierley, Leominster, Herefordshire HR6 0NU

Proposal: Proposed sub-division of existing farmhouse to create two dwellings. Conversion of existing Hop warehouse and Oast House to create three self-contained apartments. With external garaging, car parking and revised access.

Comment: No Objection provided it complies with listed building regulations.

Leominster South

Number: P210777/FH

Current status: Determination Made

Decision: Approved with Conditions

Type: Full Householder

Location: Mooltan, Havelock Road, Leominster, Herefordshire HR6 8QZ

Proposal: Proposed single storey rear extension.

Comment: No Objection

Leominster South

Number: P211619/K

Current status: Determination Made

Decision: Trees in Cons Area Works Can Proceed

Type: Works to Trees in a Conservation Area

Location: 137 Bargates, Leominster, Herefordshire HR6 8QS

Proposal: 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).

Comment: No comments were required as this was a prior determination for a change of use.

Leominster North & Rural

Number: P211248/K

Current status: Determination Made

Decision: Trees in Cons Area Works Can Proceed

Type: Works to Trees in a Conservation Area

Location: Sunnymead, 91 Bridge Street, Leominster, Herefordshire HR6 8EA

Proposal: 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.

Comment: No Objections as long as consideration is given to any nesting birds.

APPEAL DECISION

Leominster West

Number: P203646/FH

Current status: Appeal Determined

Decision: Dismissed

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

PH33/21 HIGHWAYS AND PARKING MATTERS

(a) Highway and Parking Matters

- It was reported that vehicles are continuing to park on the pavement outside the Hop Pole.

(b) Leominster town centre tour with Balfour Beatty representative – Committee RESOLVED that Cllrs Bartlett, Herschy and Rumsey would undertake a tour of the town centre and review the condition of the Public Realm on 30th June 2021.

PH34/21 LICENCING MATTERS

Committee noted that no licencing applications had been received.

PH35/21 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 5th July 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 19.40 hours.

CHAIR:

DATE: