

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 12th April 2021 commencing at 18:00 hours remotely via Zoom.

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 9th 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

MINUTES

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: 31st 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 10th 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: