

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 16th August 2021 commencing at 18:00 hours in the Council Chamber, 11 Corn Square, Leominster HR6 8YP

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

OFFICERS PRESENT: Town Clerk, Democratic Services Officer.

PH58/21 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Bartlett (Meeting) and Cllr Preece (Work).

PH59/21 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH60/21 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.

PH61/21 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH62/21 QUESTIONS FROM THE PUBLIC

A letter had been received from a member of the public. The following matter was raised:

- **Road gullies and gutters** – a request was made to contact Balfour Beatty to arrange for the road gullies and gutters to be cleaned as they are currently full of weeds and grass.

The clerk will contact Balfour Beatty to find out whether they can clear the gullies and gutters. It was noted that defects can be logged on the Herefordshire Council website at [Report road problems](#).

PH63/21 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 26th July 2021 be agreed and signed as a correct record.

PH64/21 PLANNING

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

Comment: Objection to the removal of T1. No Objection to the removal of T2.

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

Comment: No Objection

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

Comment: No Objection

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

Comment: No Objection

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
Comment: No Objection

(b) **Strategic Housing Provision** – Committee **RESOLVED** to advise Herefordshire Council of the following sites for potential development:

- The site of the Southern Urban Extension (SUE) – small scale development on the east of site bordering Hereford Road;
- Possible retirement living near the proposed new Health Hub ref. Market Towns Investment Plan (MTIP);
- Bottom of Etnam Street / Worcester Road – industrial at present;
- West Winds (Cholstrey Road) – identified but not yet built;
- The Old Library – currently Citizen Housing (former SHYPP building);
- The whole town centre - unused accommodation above retail premises;
- Bridge Street – currently business space that could be relocated to the industrial estate;
- South Street petrol station site.

Committee suggested the following additional areas for consideration:

- Solar panels are installed on all properties;
- All sites should be within the settlement boundary of the Neighbourhood Development Plan;
- The infrastructure of the town centre should be safeguarded.

(c) **The Royal Oak**– Committee noted that the Senior Building Control Surveyor at Herefordshire Council has advised that the external walls have been examined and loose render and slates have been removed. The building will continue to be monitored until refurbishment of the structure has been undertaken.

PH65/21 DECISIONS

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

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.

Committee **RESOLVED** to submit a complaint regarding the approval of planning application P211965/FH.

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

PH66/21 HIGHWAYS AND PARKING MATTERS

(a) Highway and Parking Matters

- It was reported that vehicles are parking at the end of Pierrepont Road and blocking the view from a resident's drive. The matter will be reported to the Balfour Beatty.

- (b) Signage** - It was reported that A boards around the town are continuing to cause accessibility problems for wheelchairs and buggies. The clerk has contacted Herefordshire Council regarding the latest policy on the siting of A boards during COVID-19 and is awaiting a response.

PH67/21 LICENCING MATTERS

Committee noted that no licencing applications had been received.

PH68/21 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 6th September 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 19.18 hours.

CHAIR:

DATE: