



## LEOMINSTER TOWN COUNCIL

### PLANNING & HIGHWAYS COMMITTEE

Tuesday 26<sup>th</sup> October 2021

To: All Members of the Planning & Highways Committee:  
Councillors Herschy (Chair), Thomas (Vice-Chair), Bartlett, Hanna, 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 1<sup>st</sup> November 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 4<sup>th</sup> October 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 – **190071**- Laboratory building rear of Barons Cross Lodge, Barons Cross Road, Leominster, Herefordshire HR6 8RS

**Description:** Conversion of Laboratory Building and attached single storey building to a four-bedroom dwelling with garage/workshop.

**Applicant(s):** Mrs Jennifer Holliday

**Grid ref:** OS 348127, 258546

**Application type:** Planning Permission

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

**Application no & site address:** Planning Consultation – **211524** – 65 Etnam Street, Leominster, Herefordshire HR6 8AE

**Description:** To erect a wooden garden shed within the curtilage of a listed building.

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

**Grid ref:** OS 349876, 258957

**Application type:** Full Householder

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

**Application no & site address:** Planning Consultation – **213514** – Vacant Site Adjacent to 54 Green Lane, Leominster, Herefordshire HR6 8QW

**Description:** Application for variation of condition 1 following grant of planning permission 202172 (Application for variation of condition 2 following grant of planning permission. 171903 (Proposed construction of a pair of semi-detached dwellings) To allow the design of the approved semi- detached houses to be amended) - To allow the access location to be changed from the approved position to the position of the original site access.

**Applicant(s):** Mr S Griffiths

**Grid ref:** OS 348822, 259113

**Application type:** Planning Permission

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

**Application no & site address:** Planning Consultation – **213638** – Mulberry Lodge, Etnam Street, Leominster, Herefordshire HR6 8AQ

**Description:** Proposed alterations and additions to existing property.

**Applicant(s):** Mr T Millichap

**Grid ref:** OS 349642, 258864

**Application type:** Full Householder

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

**Application no & site address:** Planning Consultation – **213671** – 2 Burgess Gardens, Burgess Street, Leominster, Herefordshire HR6 8DG

**Description:** Works to make safe an Ash tree getting excessively low on to phone lines.

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

**Grid ref:** OS 349476, 259136

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

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

**Application no & site address:** Planning Consultation – **213692** – Leominster Nursing and Retirement Home, 44 Bargates, Leominster, Herefordshire HR6 8EY

**Description:** GC010078 Silver Birch. Overhanging limbs rowing toward building. Prune Specific Branches/Limbs. GC010081 Dead Tree Dead small tree on verge. Fell to Ground Level (Directional Fell) Fell small tree.

**Applicant(s):** Mr Dylan Grantham

**Grid ref:** OS 349345, 259053

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

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

**Application no & site address:** Planning Consultation – **213788** – Wellswood House, 149 Bargates, Leominster, Herefordshire, HR6 8QT

**Description:** Tree No. T1 (on Tree Survey), copper beech (*Fagus sylvatica purpurea*), part of Group 2 on TPO plan. It is proposed to have the tree pollarded, reducing both the height and width back to the fork junction.

**Applicant(s):** Mrs Deborah Ledbrook

**Grid ref:** OS 348925, 258988

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

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

**Application no & site address:** Planning Consultation – **213764** – 1 Dishley Court, Ivington Road, Newtown, Leominster, Herefordshire HR6 8QD

**Description:** Replacement of the existing timber casement windows with proprietary powder coated slimline aluminium casement windows to match with the dark grey powder coated aluminium windows of the approved single storey extension.

**Applicant(s):** Mr Peter Harvey

**Grid ref:** OS 348389, 258087

**Application type:** Listed Building Consent

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

**Application no & site address:** Planning Consultation – **213677** – Dental Surgery, 16 Church Street, Leominster, Herefordshire HR6 8NQ

**Description:** Proposed internal and external improvements including roof works.

**Applicant(s):** Mr N Hume

**Grid ref:** OS 349746, 259148

**Application type:** Listed Building Consent

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

**Application no & site address:** Planning Consultation – **213872** – 1 Woodfen Crescent, Leominster, Herefordshire HR6 8SS

**Description:** Works: Cedar and/or Giant Redwood (see site plan) Sever roots under damaged driveway surface causing nuisance (approx. minimum distance to tree is 9 metres).

**Applicant(s):** Mr Malcolm Clark

**Grid ref:** OS 348622, 258980

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

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

**Application no & site address:** Planning Consultation – **213838** – 18 Merwald Close, Leominster, Herefordshire HR6 8FA

**Description:** Over a 2 year period, coppice most shrubs which have grown into trees and remove dead wood, dangerous branches and trees. Remove tree branches touching roofs of houses.

**Applicant(s):** Stonewater

**Grid ref:** OS 349205, 259753

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

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

- (b) **Herefordshire Local Plan** – to consider the Herefordshire Local Plan and to identify any areas for improvement. Please see supporting documents.
- (c) **Section 106** – to consider any questions, to be forwarded to the relevant officer, for clarification of the Section 106 process. Please see supporting documents.

## 8. DECISIONS

The following planning decisions had been received from Herefordshire Council. This list covers the period since publishing the last agenda until 22nd October 2021.

### **Leominster East**

**Number:** P212863/F

**Current status:** Determination Made

**Decision:** Approved with Conditions

**Type:** Planning Permission

**Location:** The Forbury Residential Home, Church Street, Leominster, Herefordshire HR6 8NQ

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

**Comment:** No Objection

**Leominster East**

**Number:** P212864/L

**Current status:** Determination Made

**Decision:** Approved with Conditions

**Type:** Listed Building Consent

**Location:** The Forbury Residential Home, Church Street, Leominster, Herefordshire HR6 8NQ

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

**Comment:** No Objection

**Leominster West**

**Number:** P212882/J

**Current status:** Determination Made

**Decision:** Trees covered by TPO – Consent Granted

**Type:** Works to trees covered by TPO

**Location:** 20 Woodfen Crescent, Leominster, Herefordshire HR6 8SS

**Proposal:** 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.

**Comment:** No Objection

**Luston / Bircher**

**Number:** P212531/F

**Current status:** Determination Made

**Decision:** Approved with Conditions

**Type:** Planning Permission

**Location:** Mile End, Broad Lane, Leominster, Herefordshire HR6 0AL

**Proposal:** Proposed change of use of existing general purpose store to office accommodation for use in connection with existing building (incorporating associated operational development).

**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.

**10. LICENCING MATTERS**

There have been no licencing applications received.

**11. DATE OF NEXT MEETING**

The next meeting will be held on Monday 22nd November 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 4<sup>th</sup> October 2021 commencing at 18:00 hours in the Council Chamber, 11 Corn Square, Leominster HR6 8YP

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

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

**PH80/21 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr Bartlett (Meeting), Cllr Marsh (Meeting) and Cllr Rosser (Work).

**PH81/21 DECLARATIONS OF INTEREST**

It was noted that planning application 213234 had been submitted by Leominster Town Council.

**PH82/21 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.

**PH83/21 REQUESTS FOR DISPENSATIONS**

No requests for dispensation had been received.

**PH84/21 QUESTIONS FROM THE PUBLIC**

No members of the public were present.

**PH85/21 MINUTES OF PREVIOUS MEETING**

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 6<sup>th</sup> September 2021 be agreed and signed as a correct record.

**PH86/21 PLANNING**

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

**Application no & site address:** Planning Consultation – **213234** – Priory Church of St Peter and St Paul, The Priory, Leominster, Herefordshire HR6 8EQ  
**Description:** Remove the elder so that it is below the hedge-line. Reduce the holly to approximately 50% of its current size. Ensure there are no trees/branches overhanging No. 26's house/gutter/pathway.

**Applicant(s)**: Mr Stuart Sidebotham  
**Grid ref**: OS 349814, 259213  
**Application type**: Works to Trees in a Conservation Area  
**Comment**: No Comment

**Application no & site address**: Planning Consultation – **213282** – 13 Broad Street, Leominster, Herefordshire HR6 8BZ  
**Description**: Proposed signage to be fixed to the frontage of the building.  
**Applicant(s)**: Mr Derek Backhouse  
**Grid ref**: OS 349591, 259163  
**Application type**: Listed Building Consent  
**Comment**: No Objection

**Application no & site address**: Planning Consultation – **213283** - 13 Broad Street, Leominster, Herefordshire HR6 8BZ  
**Description**: Proposed signage to be fixed to the frontage of the building.  
**Applicant(s)**: Mr Derek Backhouse  
**Grid ref**: OS 349602, 259169  
**Application type**: Advertisement Consent  
**Comment**: No Objection

**Application no & site address**: Planning Re-consultation – **190071**- Laboratory building rear of Barons Cross Lodge, Barons Cross Road, Leominster, Herefordshire HR6 8RS  
**Description**: Conversion of Laboratory Building and attached single storey building to a four-bedroom dwelling with garage/workshop.  
**Applicant(s)**: Mrs Jennifer Holliday  
**Grid ref**: OS 348127, 258546  
**Application type**: Planning Permission  
**Comment**: No Comment pending further information. Committee requested an updated application form and clear proposals.

**Application no & site address**: Planning Consultation – **213386** – Carvon, 29a Hereford Road, Leominster, Herefordshire HR6 8JS  
**Description**: Proposed single storey rear and side extension to dwelling.  
**Applicant(s)**: Steph and Chris Harper  
**Grid ref**: OS 349591, 258039  
**Application type**: Full Householder  
**Comment**: No Objection

**Application no & site address**: Planning Consultation – **213286** – 3 Old Hall Cottages, Brierley, Leominster, Herefordshire HR6 0NU  
**Description**: Replace existing modern, hard wood front door and door frame and replace with solid, oak plank and panel cottage style door and frame due to splits in panels and an area of rot on frame.  
**Applicant(s)**: Ms Anna Stephenson



**Grid ref:** OS 349691, 255950  
**Application type:** Listed Building Consent  
**Comment:** No Objection

**Application no & site address:** Planning Consultation – **213450** – Land at Dishley Court, Newtown, Leominster, Herefordshire HR6 8QD  
**Description:** Proposed development of 2 detached dwellings.  
**Applicant(s):** Ms Caroline Sharp  
**Grid ref:** OS 348324, 258031  
**Application type:** Planning Permission  
**Comment:** No Objection

**Application no & site address:** Planning Consultation – **213410** - 91 The Laurels, Bargates, Leominster, Herefordshire HR6 8QS  
**Description:** Proposed extension and change of use of existing two storey outbuilding to self-contained habitable dwelling, within curtilage of main property.  
**Applicant(s):** Mr Neil Chapman  
**Grid ref:** OS 349176, 259004  
**Application type:** Planning Permission  
**Comment:** Objection for the following reason: Discourage infilling of green space such as gardens LANP 3viii.

**Application no & site address:** Planning Consultation – **213577** – Co Operative Retail Store, Dishley Street, Leominster, Herefordshire HR6 8PX  
**Description:** Ash - Crown raise to height of 3.2 and reduce lateral limbs by 2m from roadside. Cherry - Crown raise to height of 3.2. Cherry - Crown raise to height of 3.2. Cherry - Crown raise to height of 3.2.  
**Applicant(s):** Co Operative Retail Store  
**Grid ref:** OS 349487, 258933  
**Application type:** Works to Trees in a Conservation Area  
**Comment:** No Objection

## PH87/21 DECISIONS

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

### **Leominster East**

**Number:** P212318/FH  
**Current status:** Determination Made  
**Decision:** Approved with Conditions  
**Type:** Full Householder  
**Location:** 7 The Meadows, Leominster, Herefordshire HR6 8QY  
**Proposal:** Proposed first floor extension.  
**Comment:** No Objection

**Leominster East**

**Number:** P213280/AM

**Current status:** Determination Made

**Decision:** Approved with Conditions

**Type:** Non Material Amendment

**Location:** South View, 3 Stretfordbury, Stoke Prior, Leominster, Herefordshire HR6 0LP

**Proposal:** Proposed non-material amendment to planning permission 201564 (Proposed single storey extension) - modification to west elevation ground floor windows arrangement and new first floor windows to west elevation.

**Comment:** No Comment

**Leominster East**

**Number:** P211156/F

**Current status:** Determination Made

**Decision:** Withdrawn

**Type:** Planning Permission

**Location:** 40A Broad Street, Leominster, Herefordshire HR6 8BS

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

**Comment:** No Objection but the town council support the comments of the building conservation officer. The town council had previous concerns about overdevelopment of the site and lack of access/parking.

**Leominster East**

**Number:** P211157/L

**Current status:** Determination Made

**Decision:** Withdrawn

**Type:** Listed Building Consent

**Location:** Land at 40A Broad Street, Leominster, Herefordshire HR6 8BS

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

**Comment:** No Objection but the town council support the comments of the building conservation officer. The town council had previous concerns about overdevelopment of the site and lack of access/parking.

**Leominster East**

**Number:** P211550/F

**Current status:** Determination Made

**Decision:** Approved with Conditions

**Type:** Planning Permission

**Location:** 44 Broad Street, Leominster, Herefordshire HR6 8BS

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

**Comment:** No Objection

**Leominster East**

**Number:** P211551/L

**Current status:** Determination Made

**Decision:** Approved with Conditions

**Type:** Listed Building Consent

**Location:** 44 Broad Street, Leominster, Herefordshire HR6 8BS

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

**Comment:** No Objection

### **Leominster South**

**Number:** P190068/O

**Current status:** Determination Made

**Decision:** Withdrawn

**Type:** Outline

**Location:** Laboratories rear of Barons Cross Lodge, Barons Cross Road, Leominster, Herefordshire HR6 8RS

**Proposal:** Site for the erection of three detached dwellings and garages. Demolition of single-storey laboratory building. Widening and re- alignment of existing access road and associated works.

**Comment:** Objection due to the narrow access onto Barons Cross Road and the town council wished to support the public concerns about the development.

### **Leominster South**

**Number:** P211905/F

**Current status:** Determination Made

**Decision:** Withdrawn

**Type:** Planning Permission

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

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

**Comment:** Objection - Leominster Town Council do not object to the development in principle but feel that the design is lacking and does not take into account the Neighbourhood Development Plan regarding access and also LANP15- NEW BUILDING IN LEOMINSTER in particular the design guide in Appendix 4 and the guidance on windows.

### **Leominster South**

**Number:** P211906/L

**Current status:** Determination Made

**Decision:** Withdrawn

**Type:** Listed Building Consent

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

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

**Comment:** Objection - Leominster Town Council do not object to the development in principle but feel that the design is lacking and does not take into account the Neighbourhood Development Plan regarding access and also LANP15- NEW BUILDING IN LEOMINSTER in particular the design guide in Appendix 4 and the guidance on windows.

**Leominster West**

**Number:** P212269/FH

**Current status:** Determination Made

**Decision:** Approved with Conditions

**Type:** Full Householder

**Location:** 2 Eureka Villas, Barons Cross Road, Leominster, Herefordshire HR6 8RP

**Proposal:** Proposed two storey side and rear extension, existing garage removed with car parking and turning area formed.

**Comment:** No Objection

**Leominster West**

**Number:** P212687/FH

**Current status:** Determination Made

**Decision:** Approved

**Type:** Full Householder

**Location:** 36 Wegnalls Way, Leominster, Herefordshire HR6 8TQ

**Proposal:** Proposed extensions to existing dwelling.

**Comment:** No Objection

**Leominster West**

**Number:** P213251/AM

**Current status:** Determination Made

**Decision:** Withdrawn

**Type:** Non Material Amendment

**Location:** Vacant site adjacent to 54 Green Lane, Leominster, Herefordshire HR6 8QW

**Proposal:** Non-material amendment to permission 202172 (Application for variation of condition 2 following grant of planning permission. 171903 (Proposed construction of a pair of semi-detached dwellings) To allow the design of the approved semi-detached houses to be amended). To allow changes to access position and change of material used for the parking/turning area.

**Comment:** No Comment

**PH88/21 HIGHWAYS AND PARKING MATTERS**

**(a) Highway and Parking Matters**

- Committee noted the proposed A49 Shropshire bends and junctions improvement work due to commence on 11<sup>th</sup> October 2021;
- Cllr Thomas reported the lack of facilities for lorry drivers at Broad Street Lorry Park. Recently only one toilet was open and was in a poor condition. The clerk will contact Herefordshire Council to complain about the condition of the toilets and to find out if they can be cleaned in the evening. The clerk will also find out if a shower can be installed;
- The clock in the bus station is awaiting repair following the meeting with the Chief Executive. It is understood that a part is currently being sourced. The clerk will chase this up.

**PH89/21 LICENCING MATTERS**

Committee noted that no licencing applications had been received.

Cllr Preece previously queried whether licenses are held by The Barons Cross Inn regarding camping facilities. The clerk has checked the Herefordshire Council website and the Barons Cross Inn is not listed. However, licences are only required when camping is provided in excess of 57 days.

**PH90/21 DATE OF NEXT MEETING**

Committee noted that the next meeting would be held on Monday 1<sup>st</sup> November 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 19.11 hours.

**CHAIR:**

**DATE:**