



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 28th September 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 4th October 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 6th September 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 – **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

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

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

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

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

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

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 – **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

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

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

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

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

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

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

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

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

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

8. DECISIONS

The following planning decisions had been received from Herefordshire Council. This list covers the period since publishing the last agenda until 24th September 2021.

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

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 1st 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 6th September 2021 commencing at 18:00 hours in the Council Chamber, 11 Corn Square, Leominster HR6 8YP

MEMBERS PRESENT: Councillors Herschy (Chair), Bartlett, Marsh, Preece, Rosser and Williams.

OFFICERS PRESENT: Town Clerk, Democratic Services Officer.

PH69/21 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Rumsey (Illness) and Cllr Thomas (Holiday).

PH70/21 DECLARATIONS OF INTEREST

The following declarations of interest were received:

- Cllr. Herschy 211156 Neighbouring property
- Cllr. Herschy 211157 Neighbouring property

Cllr Herschy left the room when the above applications were being considered by the Committee. In the absence of Cllr Thomas, Committee appointed Cllr Marsh as Vice-Chair for the 2 applications.

PH71/21 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.

PH72/21 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH73/21 QUESTIONS FROM THE PUBLIC

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

- **Parking on Bargates** – a resident raised concerns regarding illegal parking on the Bargates resulting in the view from residents' driveways being obstructed. Balfour Beatty have been advised of the issue but no action has been taken.

The clerk will contact the police to find out whether they can take action. Committee **RESOLVED** to forward the matter for inclusion on Balfour Beatty's TRO list.

PH74/21 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 16th August 2021 be agreed and signed as a correct record.

PH75/21 PLANNING

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

Application no & site address: Planning Consultation – **212821** - 15 South Street, Leominster, Herefordshire HR6 8JA

Description: Proposed replacement of two rear bedroom windows with like for like wooden sash windows.

Applicant(s): Mr Philip Cornell

Grid ref: OS 349647, 258945

Application type: Listed Building Consent

Comment: No Objection but would suggest the addition of secondary glazing.

Application no & site address: Planning Consultation – **213057** – 10 South Street (Ground Floor), Leominster, Herefordshire HR6 8JB

Description: Proposed change of use of ground floor from E(c) to self-contained residential apartment (C3).

Applicant(s): Mr & Mrs Crofts

Grid ref: OS 349607, 258930

Application type: Planning Permission

Comment: Objection for the following reasons: Lack of ventilation; Lack of natural light to the property; Lack of waste storage space LANP6 g; A secondary shop frontage LANP Appendix 2; Lack of a second exit for fire escape; Very small rooms in the accommodation.

Application no & site address: Planning Consultation – **213058** – 10 South Street (Ground Floor), Leominster, Herefordshire HR6 8JB

Description: Proposed change of use of ground floor from E(c) to self-contained residential apartment (C3).

Applicant(s): Mr & Mrs Crofts

Grid ref: OS 349607, 258930

Application type: Listed Building Consent

Comment: Objection for the following reasons: Lack of ventilation; Lack of natural light to the property; Lack of waste storage space LANP6 g; A secondary shop frontage LANP Appendix 2; Lack of a second exit for fire escape; Very small rooms in the accommodation.

Application no & site address: Planning Re-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

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.

Application no & site address: Planning Re-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

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.

Application no & site address: Planning Consultation – **213133** – Leominster Motors, Southern Avenue, Leominster, Herefordshire HR6 0QF

Description: Proposed display of 5 internally illuminated fascia signs.

Applicant(s): Scarlett Dotkova

Grid ref: OS 349688, 257776

Application type: Advertisement Consent

Comment: No Objection provided that the highways department approve.

Application no & site address: Planning Re-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

Comment: No Comment at present as this was held due to phosphates.

Application no & site address: Planning Re-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

Comment: No Comment at present as this was held due to phosphates.

Application no & site address: Planning Consultation – **212669** – 32 Burgess Street, Leominster, Herefordshire HR6 8DE

Description: Proposed internal works to add bathroom on top floor. Replacement of door and 4 windows to front elevation (like for like).

Applicant(s): Mr Ieuan Price
Grid ref: OS 349485, 259115
Application type: Listed Building Consent
Comment: No Objection

PH76/21 DECISIONS

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

Number: P212637/J

Current status: Determination Made

Decision: Trees covered by TPO – Consent Granted

Type: Works to trees covered by TPO

Location: Archer House, Ryelands Road, Leominster, Herefordshire HR6 8PN

Proposal: Proposed works to T1 - Atlas Cedar. Reduce large limb overhanging garage and neighbouring car park to release weight loading and minimise risk of failure in future.

Comment: No Comment

Leominster West

Number: P212194/F

Current status: Determination Made

Decision: Approved with Conditions

Type: Planning Permission

Location: 1 Richmond Villas, Barons Cross Road, Leominster, Herefordshire HR6 8RS

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

Comment: No Objection

Leominster West

Number: P211605/RM

Current status: Determination Made

Decision: Approved with Conditions

Type: Approval of Reserved Matters

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

Proposal: 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).

Comment: Objection due to lack of information.

PH77/21 HIGHWAYS AND PARKING MATTERS

(a) Highway and Parking Matters

- The matter was addressed under Agenda Item 5 'Questions from the public'.

(b) Signage – Committee noted Herefordshire Council’s guidelines regarding the siting of A boards around the town. The clerk is awaiting further information regarding enforcement. Cllr Bartlett suggested contacting Trading Standards for advice.

(c) Herefordshire Air Quality Monitoring Station (AQMS) Project – Committee supported the proposals to provide a new AQMS in Leominster but requested that the tree near the proposed site is not removed to make space for the monitoring station.

PH78/21 LICENCING MATTERS

Committee noted that no licencing applications had been received.

Cllr Preece queried whether licenses are held by The Barons Cross Inn regarding camping facilities. The clerk will check with Herefordshire Council.

PH79/21 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 4th October 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 19.04 hours.

CHAIR:

DATE: