

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 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: