

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 4th October 2021 commencing at 18:00 hours in the Council Chamber, 11 Corn Square, Leominster HR6 8YP

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 6th 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 11th 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 1st 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: