



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 7th December 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 13th December 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 22nd November 2021.

7. **PLANNING**

(a) **Planning applications**

Application outstanding from meeting on 22nd November 2021 - Committee to reconsider the following application:

Application no & site address: Planning Consultation – **213943** – Land South of Barons Cross Road, Leominster, Herefordshire

Description: Outline planning application for the erection of 118 dwellings, public open space and associated works with all matters save for access to be reserved for future approval.

Applicant(s): Mr C R Muller

Grid ref: OS 348618, 258519

Application type: Outline

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

The following applications have been received from the Planning Authority and require comment for determination by Herefordshire Council:

Application no & site address: Planning Consultation – **214172** – The Lilacs, Laundry Lane, Leominster, Herefordshire HR6 8JT

Description: Proposed single storey kitchen extension.

Applicant(s): Mr Clifford English

Grid ref: OS 349679, 258047

Application type: Full Householder

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

Application no & site address: Planning Consultation – **214194** – 1 Old Hall Cottages, Brierley, Leominster, Herefordshire HR6 0NU

Description: Proposed replacement of ill-fitting and front door originally installed c. 1990s with bespoke solid oak front door more in keeping with the age and look of property facade.

Applicant(s): Ms Jenny Fowler

Grid ref: OS 349702, 255961

Application type: Listed Building Consent

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

Application no & site address: Planning Consultation – **214392** – The Vergers House, The Priory, Leominster, Herefordshire HR6 8EQ

Description: T1- Juniper - Low Amenity value - Leaning towards Power-lines - Overgrown for Size of Garden and restricting Light to The Vergers House. T2 - Juniper - Lower Amenity Value - overgrown for Size of Garden restricting Light to The Vergers House.

Applicant(s): Leominster Pari G Bricknell

Grid ref: OS 349802, 259296

Application type: Works to Trees in a Conservation Area

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

- (b) **Tree Condition Report - Ashfield House, Leominster** - to note the tree report regarding the removal of a mature Cedar tree at Ashfield House on account of the decay fungi which has been discovered at the base of the tree. Please see supporting documents.
- (c) **Section 106 wish list** – to revisit the list and update if required.

8. DECISIONS

The following planning decisions had been received from Herefordshire Council. This list covers the period since publishing the last agenda until 3rd December 2021.

Leominster South

Number: P213057F

Current status: Determination Made

Decision: Refused

Type: Planning Permission

Location: 10 South Street (Ground Floor), Leominster, Herefordshire HR6 8JB

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

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

Leominster South

Number: P213058/L

Current status: Determination Made

Decision: Approved with Conditions

Type: Listed Building Consent

Location: 10 South Street (Ground Floor), Leominster, Herefordshire HR6 8JB

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

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

9. HIGHWAYS AND PARKING MATTERS

- (a) **Highway and Parking Matters** - To consider any parking and highway issues relating to the Parish of Leominster.
- **Green Lane Traffic Regulation Order** - to receive an update on the TRO scheme.
 - **Traffic Regulation Orders** – to review the list of TRO requests for 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 17th January 2022 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 22nd November 2021 commencing at 18:00 hours in the Council Chamber, 11 Corn Square, Leominster HR6 8YP

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

OFFICERS PRESENT: Town Clerk, Democratic Services Officer.

PH102/21 APOLOGIES FOR ABSENCE

No apologies for absence were received.

PH103/21 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH104/21 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.

PH105/21 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH106/21 QUESTIONS FROM THE PUBLIC

No members of the public were present.

PH107/21 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 1st November 2021 be agreed and signed as a correct record.

PH108/21 PLANNING

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

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

Comment: Objection until the extent of the works has been specified.

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

Comment: Objection until a site meeting is held between the Tree Officer and Cllr Rumsey to assess the situation regarding the safety and heritage of the tree.

Application no & site address: Planning Consultation – **213850** – Jazz Hair Studio, The Old School, Burgess Street, Leominster, Herefordshire HR6 8DE

Description: Proposed works to the building to facilitate the creation of a flat on the first floor. Works include creation of an internal glazed entrance lobby, a new fireproof partition wall, removal of existing C20 stud walls, and reinstatement and raising of former sash window on east elevation.

Applicant(s): Mrs C Williams

Grid ref: OS 349481, 259087

Application type: Listed Building Consent

Comment: No Objection

Application no & site address: Planning Consultation – **214002** – Land to the North West Corner of Marsh Court, Mill Street, Leominster, Herefordshire

Description: Full planning application for the erection of a two storey health hub (Use Class E) including an integrated pharmacy and related cycle storage, parking, servicing, landscaping, drainage and associated infrastructure works.

Applicant(s): Frank H Dale Ltd

Grid ref: OS 349746, 259715

Application type: Planning Permission

Comment: No Objection. Committee raised a concern regarding the accessibility of the site for the residents of Leominster when there is little public transport in the town.

Application no & site address: Planning Consultation – **213891** – Hyde Cottage, Hyde Ash, Leominster, Herefordshire HR6 0JS

Description: Proposed replacement garage.

Applicant(s): Mr & Mrs Martin

Grid ref: OS 345126, 255354

Application type: Full Householder

Comment: Objection due to insufficient information regarding the roller shutter door and due to the scale of the build.

Application no & site address: Planning Consultation – **213943** – Land South of Barons Cross Road, Leominster, Herefordshire

Description: Outline planning application for the erection of 118 dwellings, public open space and associated works with all matters save for access to be reserved for future approval.

Applicant(s): Mr C R Muller

Grid ref: OS 348618, 258519

Application type: Outline

Comment: No Comment until a meeting is held with the developer.

(b) Planning Application Decisions made under Delegated Powers to the Clerk–

The following applications have had a reply submitted following consultation with Councillors on the Planning & Highways Committee and were ratified at this meeting:

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

Comment: No Objection

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

Comment: No Objection

(c) Herefordshire Local Plan – Committee noted that the Task and Finish Group met on 19th November 2021 to consider the questionnaire regarding the Herefordshire Local Plan. The Task and Finish Group will arrange a further meeting to complete the questionnaire.

PH109/21 DECISIONS

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

Leominster East

Number: P212821/L

Current status: Determination Made

Decision: Approved with Conditions

Type: Listed Building Consent

Location: 15 South Street, Leominster, Herefordshire HR6 8JA

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

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

Leominster East

Number: P213386/FH

Current status: Determination Made

Decision: Approved with Conditions

Type: Full Householder

Location: Carvon, 29a Hereford Road, Leominster HR6 8JS

Proposal: Proposed single storey rear and side extension to dwelling.

Comment: No Objection

Leominster East

Number: P211771/FH

Current status: Determination Made

Decision: Withdrawn

Type: Full Householder

Location: 32 Burgess Street, Leominster, Herefordshire HR6 8DE

Proposal: Proposed rear single storey extension with lean-to roof over; inc. removal of two existing windows and adjacent masonry to form new ground floor opening into extension.

Comment: No Objection

Leominster East

Number: P211772/L

Current status: Determination Made

Decision: Withdrawn

Type: Listed Building Consent

Location: 32 Burgess Street, Leominster, Herefordshire HR6 8DE

Proposal: Proposed rear single storey extension with lean-to roof over; inc. removal of two existing windows and adjacent masonry to form new ground floor opening into extension.

Comment: No Objection

Leominster East

Number: P213133/A

Current status: Determination Made

Decision: Approved with Conditions

Type: Advertisement Consent

Location: Leominster Motors, Southern Avenue, Leominster, Herefordshire HR6 0QF

Proposal: Proposed display of 5 internally illuminated fascia signs.

Comment: No Objection provided that the highways department approve.

PH110/21 HIGHWAYS AND PARKING MATTERS

(a) Highway and Parking Matters

- Cllr Williams queried when the yellow lines would be painted at the bottom of Green Lane under the TRO scheme. The clerk will chase this up with ADL Traffic & Highways Engineering Limited;
- Cllr Thomas reported parking issues near the Bridge Street junction;
- Cllr Herschy reporting parking issues at St. Botolphs Green and on the corner of Church Street. Concerns were raised as to whether emergency vehicles would be able to pass the parked vehicles. Cllr Herschy to contact the fire brigade to establish whether their vehicles would have access issues.

(b) Laundry Lane Hereford Road junction Leominster – Committee RESOLVED to support a request for a TRO for the introduction of double yellow lines at the junction.

PH111/21 LICENCING MATTERS

Committee noted that no licencing applications had been received.

PH112/21 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 13th December 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 19.24 hours.

CHAIR:

DATE: