



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 11th January 2022

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 17th January 2022 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 13th December 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 – **214493** - Mount Pleasant, 76 Bargates, Leominster, Herefordshire HR6 8QS

Description: Proposed works to T1 Leylandi tree - fell due to proximity to road and excessive shading. T2 group of Hazel, Willow, Ash - Fell due to proximity to road, low amenity value and excessive shading of light.

Applicant(s): Mr Clive Davis

Grid ref: OS 349103, 259036

Application type: Works to trees covered by TPO

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

Application no & site address: Planning Consultation – **214355** – Plot 6 Leominster Enterprise Park, Brunel Road, Leominster, Herefordshire HR6 0LX

Description: Proposed erection of trade counter with display area and warehouse building, associated vehicle parking and secure external compound.

Applicant(s): R Harris

Grid ref: OS 349989, 257825

Application type: Planning Permission

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

Application no & site address: Planning Consultation – **214095** – Upper House Farm, Upper Ivington, Leominster, Herefordshire HR6 0JN

Description: Proposed agricultural entrance into field at Upper House Farm, Ivington, with track to buildings.

Applicant(s): Mr John Pudge

Grid ref: OS 346427, 256173

Application type: Planning Permission

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

Application no & site address: Planning Consultation – **214454** – 65 Sandpits, Leominster, Herefordshire HR6 8HT

Description: Retrospective application to retain short-wave radio antenna.

Applicant(s): Mr Michael Seal

Grid ref: OS 349116, 258633

Application type: Full Householder

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

Application no & site address: Planning Consultation – **214435** – 81 Etnam Street, Leominster, Herefordshire HR6 8AE

Description: Proposed repair of the 3 sash windows at the front of the house.

Applicant(s): Miss Lucy Kingsbury

Grid ref: OS 349914, 258950

Application type: Listed Building Consent

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

Application no & site address: Planning Consultation – **214546** – 7b Perseverance Road, Leominster, Herefordshire HR6 8QR

Description: Proposed single storey rear extension.

Applicant(s): Mrs A Durie

Grid ref: OS 349129, 259097

Application type: Full Householder

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

- (b) **Herefordshire Local Plan** – to consider any areas for improvement identified by the Task and Finish Group.
- (c) **Section 106 wish list** – to consider proposals for items to be included in the Section 106 wish list.

8. DECISIONS

The following planning decisions had been received from Herefordshire Council. This list covers the period since publishing the last agenda until 7th January 2022.

Leominster East

Number: P213338/V

Current status: Determination Made

Decision: Refused

Type: Certificate of Lawfulness (CLOPD)

Location: The Lawns, Pinsley Road, Leominster, Herefordshire HR6 8NW

Proposal: Small extension to existing outbuilding

Comment: No Comment

Leominster East**Number:** P213692/K**Current status:** Determination Made**Decision:** Trees in Cons Area Works Can Proceed**Type:** Works to Trees in a Conservation Area**Location:** Leominster Nursing and Retirement Home, 44 Bargates, Leominster, Herefordshire HR6 8EY**Proposal:** 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.**Comment:** No Objection. Committee requested that a new tree is planted to replace the dead tree as this is in an area of high traffic use and pollution.**Leominster North & Rural****Number:** P203243/FH**Current status:** Determination Made**Decision:** Approved with Conditions**Type:** Full Householder**Location:** 58a Bridge Street, Leominster, Herefordshire HR6 8DZ**Proposal:** Proposed construction of a detached annexe forming accommodation ancillary to the main dwelling.**Comment:** Objection because it conflicts with the Neighbourhood Development Plan (building on garden land) and concerns about access.**Leominster North & Rural****Number:** P213838/K**Current status:** Determination Made**Decision:** Trees in Cons Area Works Can Proceed**Type:** Works to Trees in a Conservation Area**Location:** 18 Merwald Close, Leominster, Herefordshire HR6 8FA**Proposal:** 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.**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.
- (b) **Proposed Public Path Diversion Order Footpath ZC100** - to consider a request from a planning consultant for the diversion of part of footpath ZC100. Please see supporting documents.

10. LICENCING MATTERS

There have been no licencing applications received.

11. DATE OF NEXT MEETINGThe next meeting will be held on Monday 7th February 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 13th December 2021 commencing at 18:00 hours in the Council Chamber, 11 Corn Square, Leominster HR6 8YP

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

OFFICERS PRESENT: Town Clerk, Democratic Services Officer.

ALSO PRESENT: A member of the press and 8 members of the public.

PH113/21 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted by the Committee for Cllr Hanna (Illness), Cllr Preece (Work) and Cllr Thomas (Illness).

PH114/21 DECLARATIONS OF INTEREST

The following declaration of interest was received:

- Cllr Rumsey- 213943 – Resident of neighbouring property to 100 Westcroft is an acquaintance.

PH115/21 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.

PH116/21 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH117/21 QUESTIONS FROM THE PUBLIC

Eight members of the public were present. The following concerns were raised regarding planning application 213943:

- Lack of information available to local residents without internet access;
- The wording of the location in the application is misleading as it only refers to 'Land South of Barons Cross Road' and doesn't include roads affected by the proposals.

The members of the public were advised to submit any comments regarding the planning application online via the Herefordshire Council website or in writing to Herefordshire Council.

PH118/21 MINUTES OF PREVIOUS MEETING

Cllr Marsh requested that the comment for planning consultation 213872 was

amended to include LANP9g Protection of the Wellingtonia trees that form the distinctive skyline of the town.

Following the amendment it was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 22nd November 2021 be agreed and signed as a correct record.

PH119/21 PLANNING

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

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: Objection on the following grounds:

Access issues - a narrow road at the end of a series of cul-de-sacs.

Unsuitability of land for development. LANP 2 - Development of the Leominster Sustainable Urban Extension will be permitted subject to the criteria in Policy LO2 of the Core Strategy and the following requirements: (a) A detailed masterplan is in place for the whole site. Individual sites should be signed in accordance with this plan. The development of the site should be phased and designed so the look and the feel of the urban extension is of distinct incremental developments with a variety of layouts including squares, courtyards, lanes and terraces rather than a uniform housing estate. Good connections to Leominster Town are essential. The application fails on this point.

LANP19 Community & Highways Infrastructure - Proposals to create new and improved walking, cycling and public transport routes will be encouraged. This includes the following - Movement to and from Barons Cross. The application fails on this point.

The traffic projection is low with only 30 cars and the traffic counts took place in half term.

Traffic exits onto Ryelands Road from Westfield Walk, Ryelands Road is almost single carriageway due to parking, and also onto Bargates from Westfield Walk. Bargates has been identified as a site with a high level of air pollution.

The application refers to a Transport Plan from the 2011 Census when there was a more up to date Draft Transport Plan in 2019.

The number of houses taken into account (top of Westcroft and Bircher Close) excludes the remainder of houses in Westcroft and surrounding cul de sacs.

The flooding potential for the Worcester Road area is serious as the system will be overloaded and Welsh Water have recommended a Hydraulic Modelling Assessment be carried out.

Insufficient supply of potable water for the site.

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

Comment: No Objection

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

Comment: No Objection

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

Comment: Objection – the application does not state the extent of the works to be carried out. The council would object to felling but would support remedial works to reduce the crown to preserve the historical interest and protect local wildlife.

Application no & site address: Planning Consultation - **214329** – Land at Dukes Walk, Leominster, Herefordshire HR6 8AE

Description: Proposed property (retrospective).

Applicant(s): Mr M Rohde

Grid ref: OS 349886, 258983

Application type: Planning Permission

Comment: Objection – please refer to the proposed enforcement for non-compliance with 2011 plans.

- (b) Tree Condition Report - Ashfield House, Leominster** - Committee noted the tree condition report and requested that the proposed replacement tree is either a large tree or a group of smaller trees.

- (c) **Section 106 wish list** – Committee **RESOLVED** to update the Section 106 wish list. Items suggested for inclusion were Footpath ZC94, West Street, all play areas and lighting on the Ridgemoor Estate. Members of the Planning & Highways Committee will meet on Monday 10th January 2022 at 17.45 to update the list.

PH120/21 DECISIONS

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

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

PH121/21 HIGHWAYS AND PARKING MATTERS

(a) Highway and Parking Matters

- **Green Lane Traffic Regulation Order** – Committee noted that the TRO scheme is currently with Herefordshire Council's legal department awaiting completion.

- **Traffic Regulation Orders** – Committee **RESOLVED** to review the list of TRO requests for the Parish of Leominster and advise the clerk of any TRO requests to be added to the list.

PH122/21 LICENCING MATTERS

Committee noted that no licencing applications had been received.

PH123/21 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 17th January 2022 commencing at **18:00 hours** in the Council Chamber, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 19.32 hours.

CHAIR:

DATE: