

# LEOMINSTER TOWN COUNCIL

## PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 13<sup>th</sup> December 2021 commencing at 18:00 hours in the Council Chamber, 11 Corn Square, Leominster HR6 8YP

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**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 22<sup>nd</sup> 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 10<sup>th</sup> 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 17<sup>th</sup> 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:**