



## LEOMINSTER TOWN COUNCIL

### PLANNING & HIGHWAYS COMMITTEE

Wednesday 23<sup>rd</sup> February 2022

To: All Members of the Planning & Highways Committee:  
Councillors Herschy (Chair), Thomas (Vice-Chair), Bartlett, Hanna, Jacquet, 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 28<sup>th</sup> February 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 7<sup>th</sup> February 2022.

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 – **220273** – 41,43 & 45 Pump Piece, Leominster, Herefordshire HR6 8HR

**Description:** Proposed change of use from registered care home (C2) to dwelling house C3(B). Single storey rear extension and front elevation alterations to no 41 and associated disabled access modifications, including access ramps to front and rear gardens.

**Applicant(s):** Mr Deepesh Patel

**Grid ref:** OS 349046, 258764

**Application type:** Planning Permission

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

**Application no & site address:** Planning Consultation – **220396** – Dental Surgery, 16 Church Street, Leominster, Herefordshire HR6 8NQ

**Description:** Hazel - old coppice now overgrown and causing excessive shading to neighbouring property. Yew tree - removal of some lateral boughs that are overtaking garden and causing excessive shading.

**Applicant(s):** Miss Laura Veal

**Grid ref:** OS 349758, 259138

**Application type:** Works to Trees in a Conservation Area

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

**Application no & site address:** Planning Consultation – **220408** – Croft Barns, Passa Lane, Leominster, Herefordshire HR6 8QB

**Description:** Proposed alterations to guest annex to enable self-contained use in conjunction with Croft Barns.

**Applicant(s):** Mr Nigel Jones

**Grid ref:** OS 348868, 258060

**Application type:** Full Householder

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

**Application no & site address:** Planning Consultation – **214067** – Hillcroft, 48 Green Lane, Leominster, Herefordshire HR6 8QW

**Description:** Change of use and relocation of wooden shed. (Retrospective).

**Applicant(s):** Mr Andrew Barrington

**Grid ref:** OS 348867, 259137

**Application type:** Planning Permission

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

- (b) **Herefordshire Local Plan Spatial Options Consultation** – to consider the recommendations from the Task and Finish Group on how residential development could be distributed across the county.
- (c) **Annual Plan Schemes** – to note the Annual Plan Schemes relating to the parish of Leominster. Please see supporting documents.

## 8. DECISIONS

The following planning decisions had been received from Herefordshire Council. This list covers the period since publishing the last agenda until 11<sup>th</sup> February 2022.

### **Leominster South**

**Number:** P213788/J

**Current status:** Determination Made

**Decision:** Trees covered by TPO – Consent Granted

**Type:** Works to trees covered by TPO

**Location:** Wellswood House, 149 Bargates, Leominster, Herefordshire HR6 8QT

**Proposal:** Tree No. T1 (on Tree Survey), copper beech (*Fagus sylvatica purpurea*), part of Group 2 on TPO plan. It is proposed to have the tree pollarded, reducing both the height and width back to the fork junction.

**Comment:** No Objection

### **Leominster South**

**Number:** P213830/A

**Current status:** Determination Made

**Decision:** Approved

**Type:** Advertisement Consent

**Location:** 25 West Street, Leominster, Herefordshire HR6 8EP

**Proposal:** New fascia signage to Specsavers corporate image.

**Comment:** No Objection

### **Leominster South**

**Number:** P213891/FH

**Current status:** Determination Made

**Decision:** Approved with Conditions

**Type:** Full Householder

**Location:** Hyde Cottage, Hyde Ash, Leominster, Herefordshire HR6 0JS

**Proposal:** Proposed replacement garage.

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

**Leominster North & Rural**

**Number:** P210562/F

**Current status:** Determination Made

**Decision:** Approved with Conditions

**Type:** Planning Permission

**Location:** Broad Farm, Leominster, Herefordshire HR6 0AN

**Proposal:** Proposed erection of agricultural manure store.

**Comment:** No Objection

**Leominster West**

**Number:** P214546/FH

**Current status:** Determination Made

**Decision:** Approved with Conditions

**Type:** Full Householder

**Location:** 7b Perseverance Road, Leominster, Herefordshire HR6 8QR

**Proposal:** Proposed single storey rear extension.

**Comment:** No Objection

**Kingsland / Bircher**

**Number:** P212094/F

**Current status:** Determination Made

**Decision:** Approved with Conditions

**Type:** Planning Permission

**Location:** Pinsley Park, Cholstrey, Leominster, Herefordshire HR6 9AP

**Proposal:** To erect a steel portal frame shed for the purpose of the handling of livestock.

**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) Extraordinary Market Towns Maintenance Fund** – Herefordshire Council have awarded the market towns a sum of £750k to spend on town maintenance which Balfour Beatty have been asked to deliver. To consider items to spend the funds on to support the maintenance of the town.
- (c) Cycle Lane Extension** – To consider supporting a request, from a member of the public, to create a 0.6 mile link to join the cycle / walking provision on the A44 from Leominster eastwards.
- (d) Issues on A44 near Porters Mill Close** – To note issues raised by residents.

**10. LICENCING MATTERS**

There have been no licencing applications received.

**11. DATE OF NEXT MEETING**

The next meeting will be held on Monday 21<sup>st</sup> March 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 7<sup>th</sup> February 2022 commencing at 18:00 hours in the Council Chamber, 11 Corn Square, Leominster HR6 8YP

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

**OFFICERS PRESENT:** Town Clerk, Democratic Services Officer.

### PH135/21 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted by the Committee for Cllr Jacquet (Holiday).

### PH136/21 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

### PH137/21 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.

### PH138/21 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

### PH139/21 QUESTIONS FROM THE PUBLIC

No members of the public were present.

### PH140/21 MINUTES OF PREVIOUS MEETING

Cllr Hanna requested clarification regarding PH130/21 (c) 'Whether funds for a potential bypass can be diverted'. Following discussion, the wording was amended to 'Whether future highways funding can be used within the town'.

Cllr Williams queried why the Planning Authority had approved planning application P203243/FH, as the Committee objected to the application due to the plans conflicting with the Neighbourhood Development Plan (building on garden land). Committee **RESOLVED** to write to the Planning Authority to request an explanation as to why the application was approved as it conflicts with the Leominster Neighbourhood Development Plan.

Following the amendment, it was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 17<sup>th</sup> January 2022 be agreed and signed as a correct record.

## PH141/21 PLANNING

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

**Application no & site address:** Planning Consultation – **214577** – Priory Church of St Peter and St Paul, Churchyard, The Priory, Leominster, Herefordshire HR6 8EQ

**Description:** The tree specie is a Thuja, our tree surgeon has identified it as being dead and needs removing. On the sketch plan it is numbered 1. We will be replacing the tree with an Oak.

**Applicant(s):** Mr Stuart Sidebotham

**Grid ref:** OS 349858, 259203

**Application type:** Works to Trees in a Conservation Area

**Comment:** No Comment

**Application no & site address:** Planning Consultation – **214479** - Land adjacent The Hen House, Newtown, Leominster, Herefordshire HR6 8QD

**Description:** Proposed change of use of land (field margin) together with the siting of one shepherd's hut holiday lodge with decking to be used as a holiday let (Retrospective).

**Applicant(s):** Mr John Pudge

**Grid ref:** OS 347878, 257809

**Application type:** Planning Permission

**Comment:** No Objection

**Application no & site address:** Planning Consultation – **220011** – 273 Buckfield Road, Leominster, Herefordshire HR6 8SB

**Description:** Incorporating temporary adhoc accommodation, previously open area for parking vehicle (over roofed with polycarbonate roof sheeting) with main dwelling. Addition of 2no. new windows and 1no sliding patio door, new entrance porch and internal elevations.

**Applicant(s):** Mr Des Wood

**Grid ref:** OS 348087, 258804

**Application type:** Full Householder

**Comment:** No Objection

**Application no & site address:** Planning Re-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.

**Applicant(s):** Mr Neil Chapman

**Grid ref:** OS 349176, 259004

**Application type:** Planning Permission

**Comment:** Objection - This is contrary to the Leominster Area Neighbourhood Plan 3. viii Discourage infilling of green spaces such as gardens. The town council support the neighbours of the property with their concerns.

**Application no & site address:** Planning Consultation – **220216** - Wegnalls Farm, Ginhall Lane, Leominster, Herefordshire HR6 9AQ

**Description:** Proposed conversion of traditional agricultural building into 1 no. residential dwelling and 1 no. holiday let unit.

**Applicant(s):** Mrs S Powels

**Grid ref:** OS 348334, 259351

**Application type:** (Part 3) Class Q - Prior Approval

**Comment:** Objection - Although the application is for a prior approval determination, the Leominster Town Council Planning & Highways Committee would like to point out that the development is outside the settlement boundary LANP3 Map 3.

**Application no & site address:** Planning Consultation – **220132** – Wood Park, Stoke Prior, Herefordshire HR6 0LF

**Description:** Erection of new 4 bedroom dormer bungalow to replace existing 3 bedroom bungalow and 1 bedroom annexe. The proposal also includes a new double garage to include a bike shed.

**Applicant(s):** Mr Martin Gwyn Hardwick

**Grid ref:** OS 351394, 255687

**Application type:** Planning Permission

**Comment:** Leominster Town Council Planning & Highways Committee would support any comment made by the Humber, Ford & Stoke Prior Group Parish Council.

**(b) Herefordshire Local Plan Spatial Options Consultation – Committee RESOLVED** to form a Task and Finish Group consisting of Cllrs Bartlett, Hanna Herschy and Williams to review the questionnaire in relation to the 5 different options and report their findings at the next Planning & Highways Committee meeting on 28<sup>th</sup> February 2022. The clerk will set up a doodle poll to confirm a meeting date for the group.

## PH142/21 DECISIONS

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

### **Leominster East**

**Number:** P211524/FH

**Current status:** Determination Made

**Decision:** Approved with Conditions

**Type:** Full Householder

**Location:** 65 Etnam Street, Leominster, Herefordshire HR6 8AE

**Proposal:** To erect a wooden garden shed within the curtilage of a listed building.

**Comment:** No Objection



**Leominster East**

**Number:** P214172/FH

**Current status:** Determination Made

**Decision:** Approved with Conditions

**Type:** Full Householder

**Location:** The Lilacs, Laundry Lane, Leominster, Herefordshire HR6 8JT

**Proposal:** Proposed single storey kitchen extension.

**Comment:** No Objection

**Leominster South**

**Number:** P213764/L

**Current status:** Determination Made

**Decision:** Approved with Conditions

**Type:** Listed Building Consent

**Location:** 1 Dishley Court, Ivington Road, Newtown, Leominster, Herefordshire HR6 8QD

**Proposal:** Replacement of the existing timber casement windows with proprietary powder coated slimline aluminium casement windows to match with the dark grey powder coated aluminium windows of the approved single storey extension.

**Comment:** No Objection subject to Conservation Officer comments.

**Leominster West**

**Number:** P213514/F

**Current status:** Determination Made

**Decision:** Approved with Conditions

**Type:** Planning Permission

**Location:** Vacant Site Adjacent to 54 Green Lane, Leominster, Herefordshire HR6 8QW

**Proposal:** 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.

**Comment:** No Objection

**PH143/21 HIGHWAYS AND PARKING MATTERS**

**(a) Highway and Parking Matters**

There were no matters raised.

- (b) Proposed Public Path Diversion Order Footpath ZC100 - Committee RESOLVED** to support the request for the diversion of part of footpath ZC100 as long as tarmac is used to upgrade the path. Committee also **RESOLVED** that enforcement action should take place to reinstate footpath ZC100 from the rear of Silurian Close to Castlefield Stores.

**PH144/21 LICENCING MATTERS**

Committee reviewed the licensing application for Shooters Bar and **RESOLVED** to object to the application due to continuing reports of anti-social behaviour. The application will be discussed at the Team Leominster meeting on Wednesday 9<sup>th</sup> February 2022 to seek any representations from other organisations in the town and to ask the police:

- For any evidence regarding anti-social behaviour;
- Whether the conditions imposed on the original licensing application, such as soundproofing, have been met.

Cllr Bartlett suggested implementing the Community trigger. The clerk will investigate whether the community trigger can be used.

**PH145/21 DATE OF NEXT MEETING**

Committee noted that the next meeting would be held on Monday 28<sup>th</sup> February 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:**