



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Wednesday 2nd 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 7th 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 17th January 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 – **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

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

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

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

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

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

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

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

The following application has been received from the Planning Authority. The application is for a prior approval determination for a change of use and no objection or support of the proposals can be made. However, the Committee can advise the Planning Authority if there is something specific that they wish to draw to the Planning Authority's attention.

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

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

The following application has been received from the Planning Authority. The application relates to land in a neighbouring parish. The Planning Authority is seeking comments or views from the Committee as the land concerned is on or near the parish boundary.

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

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

- (b) **Herefordshire Local Plan Spatial Options Consultation** – to consider how residential development could be distributed across the county. 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 28th January 2022.

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

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

To discuss responding to the following licensing application in accordance with the Licencing Act 2003.

Premise Name	Premise address	Max Time	Consultation Period	Current Licences
Shooters Bar	Grafton House Burgess Street Leominster Herefordshire HR6 8DE	<p>App to VARY:</p> <p>Live Music extended until 01:00hrs Thursday to Saturday.</p> <p>Recorded Music extended to 02:00 Thursday & Sunday and 04:30hrs Friday & Saturday.</p> <p>Late Night Refreshment extended to 02:30hrs Sunday to Wednesday, 03:00 on Thursday and 04:45hrs Friday & Saturday.</p> <p>Sale of Alcohol to commence 09:00hrs every day to allow for occasional Darts and Snooker Tournaments.</p> <p>Sale of Alcohol extended to 02:00hrs Sunday to Wednesday, 02:30hrs on Thursday and 04:30hrs Friday & Saturday.</p> <p>Opening Hours of 09:00hrs to 02:30hrs Sunday to Wednesday, 03:00 on Thursday and 05:00hrs on Friday & Saturday</p>	<p>Start 27.01.2022</p> <p>End 23.02.2022</p>	<p>PR00695</p> <p><u>Indoor Sporting Events</u> Sunday - Thursday - 10:00 - 23:30 Friday - Saturday 10:00 - 02:00 <u>Non-Standard Timings:</u> Bank Holiday Sunday 11:00 – 02:00</p> <p><u>Recorded Music</u> Sunday - Wednesday - 11:00 – 24:00 Thursday 11:00 – 02:00 Friday – Saturday 11:00 – 03:15 <u>Non-Standard Timings:</u> Christmas Eve, Boxing Day, New Years Eve & Bank Holiday Sundays until 03:15</p> <p><u>Live Music</u> Sunday – Wednesday 11:00 – 24:00 Thursday – Saturday 11:00 – 01:00 <u>Non-Standard Timings:</u> Christmas Eve, Boxing Day, New Years Eve & Bank Holiday Sundays until 03:15</p> <p><u>Performance of Dance:</u> Sunday - Thursday - 11:00 - 23:30 Friday – Saturday 11:00 - 01:00 <u>Non-Standard Timings</u> Bank Holiday Sunday 11:00 – 01:00</p> <p><u>Late Night Refreshment</u></p>

		<p>All hours on Christmas Eve, Boxing Day, New Year's Eve and Bank Holiday Weekend Sundays as per the usual Friday & Saturday.</p> <p>The facility to screen occasional live sporting events outside standard hours</p>		<p>Thursday 23:00 – 02:30 Friday – Saturday 23:00 – 03:45 <u>Non-Standard Timings:</u> Christmas Eve, Boxing Day, New Years Eve & Bank Holiday Sundays until 03:45</p> <p><u>Supply/Sale of Alcohol</u> Sunday – Wednesday - 10:00 - 24:00 Thursday 10:00 – 02:00 Friday – Saturday 10:00 - 03:30 <u>Non-Standard Timings:</u> Christmas Eve Boxing Day, New Years Eve & Bank Holiday Sundays until 03:30</p>
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11. DATE OF NEXT MEETING

The next meeting will be held on Monday 28th 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 17th January 2022 commencing at 18:00 hours in the Council Chamber, 11 Corn Square, Leominster HR6 8YP

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

OFFICERS PRESENT: Town Clerk, Democratic Services Officer.

PH124/21 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted by the Committee for Cllr Bartlett (Prior Engagement), Cllr Hanna (Holiday), Cllr Preece (Work), Cllr Rosser (Holiday), Cllr Rumsey (Isolation) and Cllr Thomas (Prior Engagement).

PH125/21 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH126/21 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.

PH127/21 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH128/21 QUESTIONS FROM THE PUBLIC

No members of the public were present.

PH129/21 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 13th December 2021 be agreed and signed as a correct record.

PH130/21 PLANNING

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

Comment: Objection to felling due to the poor air quality on Bargates, the proximity to a noisy busy road and it contradicts the Leominster Area Neighbourhood Plan Objective 5. Viii Improve air quality in the town centre, particularly Bargates, and 13 d. Retain mature trees, hedgerows and other vegetation.

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

Comment: No Objection but the town council would encourage a landscaping scheme to meet biodiversity requirements.

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

Comment: No Objection

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

Comment: No Objection

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

Comment: No Objection

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

Comment: No Objection

(b) Herefordshire Local Plan – Committee noted that the clerk will complete the questionnaire with areas identified by the Task and Finish Group, and forward to Councillors for consideration, before sending to Herefordshire Council by the extended deadline date of 31st January 2022.

(c) Section 106 wish list – Committee **RESOLVED** to include the following proposals in the Section 106 wish list:

- The Grange play area
- Skate Park and active play
- West Street
- Improve trees and cycle paths on Bargates
- Morrisons crossing (Bargates side)
- A44 improvements
- Hard surface urban footpaths to benefit buggies and mobility scooters
- St Botolphs Green play area
- Footpath ZC94
- Lighting – to encourage active travel

The clerk will discuss the following with the Section 106 officer:

- Whether funds for the Ropewalk Avenue play area can be diverted;
- Enforcing piecemeal developments;
- Whether funds for a potential bypass can be diverted.

PH131/21 DECISIONS

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

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

PH132/21 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 postpone comments, whilst further information is obtained, so that this may be discussed at the next Planning & Highways Committee meeting on 7th February 2022.

PH133/21 LICENCING MATTERS

Committee noted that no licencing applications had been received.

PH134/21 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 7th 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 18.51 hours.

CHAIR:

DATE: