

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 28th February 2022 commencing at 18:00 hours in the Council Chamber, 11 Corn Square, Leominster HR6 8YP

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

OFFICERS PRESENT: Town Clerk, Democratic Services Officer.

ALSO PRESENT: Councillors Norman and Stone and four members of the public.

PH146/21 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted by the Committee for Cllr Herschy (Holiday) and Cllr Hanna (Work).

PH147/21 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH148/21 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.

PH149/21 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH150/21 QUESTIONS FROM THE PUBLIC

Four members of the public were present. The following matters were raised:

- **Cycle Lane Extension** – A member of the public requested that the Committee support their request to create a 0.6 mile link to join the cycle / walking provision on the A44 from Leominster eastwards. Committee **RESOLVED** to support the request and will ask Herefordshire Council to include the proposals on the s106 list for cycle ways.
- **Issues on A44 near Porters Mill Close** – Three members of the public raised the following issues:
 - Using Porters Mill Close as the access road to the new Health Hub will have a detrimental effect on residents due to heavy traffic noise and pollution. Other access points should be considered;
 - There are insufficient road speed signs on the A44 advising traffic of the speed limit and many vehicles do not adhere to the 30mph speed limit;

- There is a loose manhole cover at the corner of Porters Mill Close which is often hit by traffic causing it to rattle and vibrate;
- The potential siting of a pedestrian crossing at the entrance to Porters Mill Close poses dangers as it would be difficult for motorists to see the crossing and would be a nuisance to residents at night due to sounds from the crossing.

Committee considered the issues raised and **RESOLVED** to write to Balfour Beatty regarding flooding issues on the A44 and the lack of signage. Committee will investigate setting up a Speed Watch Programme. Committee advised that the manhole cover is the responsibility of British Telecom and utility companies are required to maintain their infrastructure.

PH151/21 MINUTES OF PREVIOUS MEETING

Cllr Bartlett advised that PH144/21 should have referred to implementing a Community review and not the Community trigger.

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 7th February 2022 be agreed and signed as a correct record.

PH152/21 PLANNING

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

Comment: Committee requested more information regarding the application as they feel that the town will be losing accommodation for people that require additional support and have concerns about that. They asked for a further extension until the next meeting on 21st March 2022.

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

Comment: No Objection but as the work to the Hazel is not clearly stated in the application, the Committee request that it is coppiced and not removed.

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

Comment: No Objection. Committee requested that a condition be put on the application to prevent the building being sold as a separate dwelling.

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

Comment: No Objection

- (b) **Herefordshire Local Plan Spatial Options Consultation** – Committee noted the recommendations from the Task and Finish Group on how residential development could be distributed across the county. Having considered the spatial options presented, Committee **RESOLVED** that the first preference would be a hybrid of options 1 and 5 followed by a second preference of option 3. Committee also **RESOLVED** that solar panels should be installed on all new builds.
- (c) **Annual Plan Schemes** – Committee noted the Annual Plan Schemes relating to the parish of Leominster.

PH153/21 DECISIONS

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

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

PH154/21 HIGHWAYS AND PARKING MATTERS

- (a) **Highway and Parking Matters** – It was noted that a resident on Barons Cross Road has reported issues regarding the ingress of water into their property from the main highway. The resident's insurance company will not consider a claim for damages until Balfour Beatty have inspected the drains on the road. A CCTV inspection has been arranged to take place before the end of March 2022. Committee **RESOLVED** to support the resident and provide a letter of support if Balfour Beatty are unable to provide assistance.
- (b) **Extraordinary Market Towns Maintenance Fund** – Committee **RESOLVED** to propose the following areas to spend the maintenance fund on:
- Resurfacing of the road on South Street
 - Improved drainage on A44
 - Improvements to Ryelands Road
 - Installation of dropped kerbs on Cheatham Close
 - Repainting of yellow and white lines on local roads
- (c) **Cycle Lane Extension** – The matter was addressed under Agenda Item 5 'Questions from the public'.
- (d) **Issues on A44 near Porters Mill Close** – The issues were addressed under Agenda Item 5 'Questions from the public'.

Cllr Williams left the meeting at 19.20 hours.

PH155/21 LICENCING MATTERS

Cllr Jacquet requested an update on the application to vary licensing application PR00695 in respect of Shooters Bar. The clerk advised that an objection has been submitted to the Licensing Authority, on behalf of the Committee, on all four grounds – prevention of crime and disorder, public safety, prevention of public nuisance and protection of children from harm.

PH156/21 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 21st March 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 19.34 hours.

CHAIR:

DATE: