



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Wednesday 6th April 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 11th April 2022 commencing at 19:00 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 21st March 2022.
7. **PLANNING**
 - (a) **Planning applications**
There have been no applications received from the Planning Authority.
 - (b) **New pharmacy application** - to consider the application to open a new pharmacy at Morrison's Supermarket, Barons Cross Road, Leominster, Herefordshire HR6 8RH. Please see supporting documents.
 - (c) **Environment Building Standards Consultation** – to consider the recommendations from the Task & Finish Group for completion of the Environmental Building Standards Supplementary Planning Document Questionnaire.
 - (d) **Local Plan Policy Options Consultation** – to consider the policy options within the consultation paper. Please see attached documents.
 - (e) **Herefordshire Minerals and Waste Local Plan (MWLP)** – to note the next steps to be taken regarding the MWLP. Please see attached documents.
8. **DECISIONS**
The following planning decisions had been received from Herefordshire Council. This list covers the period since publishing the last agenda until 1st April 2022.

Leominster South

Number: P204479/F

Current status: Determination Made

Decision: Approved with Conditions

Type: Planning Permission

Location: Detached Annexe Building at the Crabtree, Hyde Ash, Ivington, Leominster, Herefordshire HR6 0JR

Proposal: Proposed change of use of detached annexe building to dwelling.

Comment: No Objection subject to the property not being sold as a separate dwelling.

Leominster South

Number: P214095/F

Current status: Determination Made

Decision: Approved with Conditions
Type: Planning Permission
Location: Upper House Farm, Upper Ivington, Leominster, Herefordshire HR6 0JN
Proposal: Proposed agricultural entrance into field at Upper House Farm, Ivington, with track to buildings.
Comment: No Objection

Leominster South

Number: P214454/FH
Current status: Determination Made
Decision: Approved with Conditions
Type: Full Householder
Location: 65 Sandpits, Leominster, Herefordshire HR6 8HT
Proposal: Retrospective application to retain short-wave radio antenna.
Comment: No Objection

Leominster North & Rural

Number: P214002/F
Current status: Determination Made
Decision: Approved with Conditions
Type: Planning Permission
Location: Land to the North West Corner of Marsh Court, Mill Street, Leominster, Herefordshire
Proposal: Full planning application for the erection of a two storey health hub (Use Class E) including an integrated pharmacy and related cycle storage, parking, servicing, landscaping, drainage and associated infrastructure works.
Comment: No Objection. A concern was raised regarding the accessibility of the site for the residents of Leominster when there is little public transport in the town.

Leominster West

Number: P220216/PA4
Current status: Determination Made
Decision: Prior Approval Not Required
Type: (Part 3) Class Q - Prior Approval
Location: Wegnalls Farm, Ginhall Lane, Leominster, Herefordshire HR6 9AQ
Proposal: Proposed conversion of traditional agricultural building into 1 no. residential dwelling and 1 no. holiday let unit.
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.

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** – To consider the priority order for town centre roads and to note that the clerk is awaiting costings for maintenance works.
- (c) **Moving Traffic Offences Consultation** – To consider proposals to adopt new regulations (effective from June 2022) to enforce moving traffic contraventions by camera. 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	Start of 28day period	End of 28day Period	Current Licences
Party in the Park 2022	The Grange Pinsley Road Leominster HR6 8NP	06.08.2022 (1 day event) Live Music (Outdoors), Sale/Supply of Alcohol (consumption on the premises) 13:00 – 23:00 Recorded Music (Outdoors), (consumption on the premises) 11:00 – 23:00	25.03.2022	21.04.2022	Occasional Grant Proposed DPS: GARETH PATTISON PL3301 Herefordshire Council

11. DATE OF NEXT MEETING

The next meeting will be held on Monday 9th May 2022 in the Council Chamber, 11 Corn Square, Leominster, HR6 8YP commencing at 7:00pm.

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 21st March 2022 commencing at 18:00 hours in the Council Chamber, 11 Corn Square, Leominster HR6 8YP

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

OFFICERS PRESENT: Town Clerk, Democratic Services Officer.

ALSO PRESENT: Councillor Stone and a member of the press.

PH157/21 APOLOGIES FOR ABSENCE

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

PH158/21 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH159/21 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.

PH160/21 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH161/21 QUESTIONS FROM THE PUBLIC

No members of the public were present.

PH162/21 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 28th February 2022 be agreed and signed as a correct record.

PH163/21 PLANNING

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

Application no & site address: Planning Consultation – **220714** – 7 Wynyard Close, Leominster, Herefordshire HR6 8HH

Description: Proposed attached garage

Applicant(s): Mr D Townsend

Grid ref: OS 348806, 258708
Application type: Full Householder
Comment: No Objection

Application no & site address: Planning Consultation – **220656** – Clyde House, Barons Cross Road, Leominster, Herefordshire HR6 8QX

Description: Proposed single storey front extension and detached garage

Applicant(s): Mr Chris Nicholas

Grid ref: OS 348715, 258888

Application type: Full Householder

Comment: No Objection but could there be a condition placed on the garage that prevents it being converted into a separate dwelling. Also the Leominster Area Neighbourhood Plan, LANP 9 Greening of the town centre, states that proposals that would lead to the greening of the town centre will be encouraged. Would it be possible to plant a tree to help with pollution issues on Bargates?

Application no & site address: Planning Consultation – **220727** – 6 Godiva Road, Leominster, Herefordshire HR6 8UQ

Description: Proposed first floor extension on top of existing garage to create new bedroom and en-suite.

Applicant(s): Mr Adam Jones

Grid ref: OS 348198, 258906

Application type: Full Householder

Comment: No Objection

(b) Planning Application Decisions made under Delegated Powers to the Clerk–

The following application has had a reply submitted following consultation with Councillors on the Planning & Highways Committee and was ratified at this meeting:

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: The application was considered at the meeting on 28th February 2022 and councillors expressed concern that the application wasn't clear about the future of the building and the that the town would lose accommodation for people that require additional support. They requested an extension and asked for more information, which hasn't yet been received.

(c) Environment Building Standards Consultation – Committee RESOLVED to appoint a Task and Finish Group consisting of Cllrs Bartlett, Hanna, Herschy and Preece to review the draft Environmental Building Standards Supplementary

Planning Document Questionnaire and report their findings at the next Planning & Highways Committee meeting on 11th April 2022. The clerk will arrange a date and time for the group to meet and will include a Zoom meeting link.

- (d) **Tree at Minster Court, South Street, Leominster** – Committee noted the felling of a tree on an approved 5-day notice and **RESOLVED** that the clerk writes to the Tree Officer to request that replacement trees are planted in all of the tree pits at Minster Court.

PH164/21 DECISIONS

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

Leominster East

Number: P214435/L

Current status: Determination Made

Decision: Approved

Type: Listed Building Consent

Location: 81 Etnam Street, Leominster, Herefordshire HR6 8AE

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

Comment: No Objection

Leominster East

Number: P214329/F

Current status: Determination Made

Decision: Refused

Type: Planning Permission

Location: Land at Dukes Walk, Leominster, Herefordshire HR6 8AE

Proposal: Proposed property (retrospective).

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

Leominster South

Number: P214194/L

Current status: Determination Made

Decision: Approved with Conditions

Type: Listed Building Consent

Location: 1 Old Hall Cottages, Brierley, Leominster, Herefordshire HR6 0NU

Proposal: 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.

Comment: No Objection

PH165/21 HIGHWAYS AND PARKING MATTERS

(a) Highway and Parking Matters

- It was noted that Cadent will be undertaking gas works in High Street towards the end of May 2022. Cadent are proposing that the High Street is closed from 9am – 4pm for 2 days. It was suggested that the road should be shut from 11am – 6pm instead. Shopkeepers will be advised of the works well in advance.
- It was reported that vehicles are being parked too close to the zigzag lines on the crossing outside Leominster Primary School. Committee **RESOLVED** that the clerk raises the issue with the Safer Neighbourhood Team at the next Team Leominster meeting.

(b) Extraordinary Market Towns Maintenance Fund – Committee considered the proposed list of items to spend the funds on and **RESOLVED** that the funding is prioritised for roads in the town centre not already covered under the HSHAZ scheme. The clerk will set up a survey for Councillors to rank the roads in priority order, prior to costings being received for the maintenance works.

(c) Leominster Locality Steward Engagement Survey – Committee considered the survey from Balfour Beatty in respect of Leominster Locality Steward Engagement and **RESOLVED** that the Locality Steward is invited to meet Ward Councillors on a quarterly basis.

(d) Moving Traffic Offences Consultation – Committee **RESOLVED** to review the proposals to enforce moving traffic contraventions by camera, prior to the next Planning & Highways Committee on 11th April 2022, in order that the clerk can submit a representation in respect of the proposals for Ginhall Lane and local schools.

PH166/21 LICENCING MATTERS

Committee noted that no licencing applications had been received.

PH167/21 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 11th April 2022 in the Council Chamber, 11 Corn Square, Leominster, HR6 8YP commencing at 7:00pm (subject to approval of the meetings calendar at the next Full Council meeting on 28th March 2022).

There being no other business the meeting closed at 19.06 hours.

CHAIR:

DATE:

LOCAL PLAN POLICY OPTIONS CONSULTATION

The Local Plan 2021-2041 Policy Options consultation will run for 6 weeks from Monday 4 April to 16 May 2022.

It sets out a summary of the context around each of the policy areas and includes range of possible approaches that the new local plan could include.

As part of the preparation of the new Local Plan for Herefordshire the existing County-wide planning policies need to be reviewed, to determine their effectiveness, consistency with national planning policy and whether they would help to deliver key aspirations of the Herefordshire County Plan.

Consideration also needs to be given as to whether there is a need to include additional policies in the local plan in instances where there are gaps in the current policies.

The policies will be key in determining planning applications and so it is important that this consultation provides the opportunity for everyone to have their say early in the process of plan making.

The paper does not set out detailed policy wording at this stage, which will come later in the process, but does look at different ways that the policies could be applied in the new plan.

The policy options within the consultation paper cover general and county-wide matters they do not refer to specific places or areas within Herefordshire. Consultation on the policy options for specific places and areas, including the rural settlement hierarchy will take place later this year.

The responses received during this consultation, together with a number of evidence base studies, will help form the draft Local Plan.

For more information about the Local Plan 2021-2041 Policy Options and how to take part, go to:

<https://hlp.commonplace.is/>

Briefings are to be held via Zoom on the following dates:

Thursday 7th April 7-9pm

Tuesday 12th April 10-12pm

If you haven't already booked, 2 places are available per parish. Please email susannah.gilson@herefordshire.gov.uk with names and email addresses of attendees. Zoom links will be sent out closer to the meeting dates.

I am sending posters about the consultation out to you all today.

If you need further assistance, please email ldf@herefordshire.gov.uk or phone 01432 383357

HEREFORDSHIRE MINERALS AND WASTE LOCAL PLAN

Dear Sir/Madam,

On 22nd March 2022, the Herefordshire Minerals and Waste Local Plan (MWLP) was submitted to the Secretary of State for independent examination.

Please see the [Notice of Submission](#), which gives further details, sets out what the next steps will be and provides the link to the MWLP Examination webpage on the council's website.

Please contact either myself or the appointed examination Programme Officer, Rosalind Fallon, (whose details are provided in the Notice of Submission) should you have any questions.

Yours faithfully,
Victoria Eaton

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