

# LEOMINSTER TOWN COUNCIL

## PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 21<sup>st</sup> March 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, 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 28<sup>th</sup> 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 28<sup>th</sup> 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 11<sup>th</sup> 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 11<sup>th</sup> 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 11<sup>th</sup> 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 28<sup>th</sup> March 2022).

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

**CHAIR:**

**DATE:**