



## LEOMINSTER TOWN COUNCIL

### PLANNING & HIGHWAYS COMMITTEE

Thursday 26<sup>th</sup> May 2022

To: All Members of the Planning & Highways Committee:  
Councillors Bartlett, Hanna, Herschy, Jacquet, Marsh, Preece, Rosser, Thomas 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 6<sup>th</sup> June 2022 commencing at 19:00 hours** in the Council Chamber, 11 Corn Square, Leominster HR6 8YP.

***Julie Debbage***

Julie Debbage  
TOWN CLERK

### AGENDA

1. **ELECTION OF CHAIR**
2. **ELECTION OF VICE CHAIR**
3. **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.
4. **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.
5. **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.

**6. REQUESTS FOR DISPENSATIONS**

To consider requests for dispensations (must be notified in writing).

**7. QUESTIONS FROM THE PUBLIC (maximum 15 minutes)**

To receive questions and statements from members of the public as provided for in Standing Orders.

**8. MINUTES OF PREVIOUS MEETING**

To receive and approve as a correct record the minutes of the Planning & Highways Committee meeting held on 9<sup>th</sup> May 2022.

**9. 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 – **221394** – 24 High Street, Leominster, Herefordshire HR6 8LZ

**Description:** Proposed change of use for part of ground floor and part of first floor to provide a 3 bedroom residential unit.

**Applicant(s):** Mr O Irdem

**Grid ref:** 349614, 259044

**Application type:** Planning Permission

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

**Application no & site address:** Planning Re-consultation – **220273** – 41,43 & 45 Pump Piece, Leominster, Herefordshire HR6 8HR

**Description:** Proposed change of use from registered care home (C2) to dwelling houses 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:** 349046, 258764

**Application type:** Planning Permission

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

**Application no & site address:** Planning Consultation – **221583** – 15 South Street, Leominster, Herefordshire HR6 8JA

**Description:** Proposed re-roofing and repairs. Replacement of Victorian pattern first floor windows to Georgian pattern sash windows. Removal of existing roof space access dormers and changing to 4no. metal glazed access rooflights. Changing inner roof plane velux rooflight with metal conservation type. Installation of metal glazed access rooflight to the front roof face to allow access

to the parapet gutter for maintenance. Upgrading insulation of roof and replacing inappropriate Tenno plastic roof underlay with breathable underlay.

**Applicant(s):** Mr Philip Cornell

**Grid ref:** 349651, 258948

**Application type:** Full Householder

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

**Application no & site address:** Planning Consultation – **221584** – 15 South Street, Leominster, Herefordshire HR6 8JA

**Description:** Proposed re-roofing and repairs. Replacement of Victorian pattern first floor windows to Georgian pattern sash windows. Removal of existing roof space access dormers and changing to 4no. metal glazed access rooflights. Changing inner roof plane velux rooflight with metal conservation type. Installation of metal glazed access rooflight to the front roof face to allow access to the parapet gutter for maintenance. Upgrading insulation of roof and replacing inappropriate Tenno plastic roof underlay with breathable underlay.

**Applicant(s):** Mr Philip Cornell

**Grid ref:** 349651, 258948

**Application type:** Listed Building Consent

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

- (b) **Local Plan Policy Options Consultation** – to note the completed Local Plan Policy Options Consultation Questionnaire. Please see supporting documents.
- (c) **Section 106** – to note that S106 agreements for Leominster are currently being reviewed by Herefordshire Council. To discuss the list further.

## 10. DECISIONS

The following planning decisions had been received from Herefordshire Council. This list covers the period since publishing the last agenda until 20<sup>th</sup> May 2022.

### **Leominster South**

**Number:** P220656/FH

**Current status:** Determination Made

**Decision:** Approved with Conditions

**Type:** Full Householder

**Location:** Clyde House, Barons Cross Road, Leominster, Herefordshire HR6 8QX

**Proposal:** Proposed single storey front extension and detached garage.

**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?

### **Leominster South**

**Number:** P220714/FH

**Current status:** Determination Made

**Decision:** Approved with Conditions  
**Type:** Full Householder  
**Location:** 7 Wynyard Close, Leominster, Herefordshire HR6 8HH  
**Proposal:** Proposed attached garage  
**Comment:** No Objection

**Leominster West**

**Number:** P220727/FH  
**Current status:** Determination Made  
**Decision:** Approved with Conditions  
**Type:** Full Householder  
**Location:** 6 Godiva Road, Leominster, Herefordshire HR6 8UQ  
**Proposal:** Proposed first floor extension on top of existing garage to create new bedroom and en-suite.  
**Comment:** No Objection

**Leominster West**

**Number:** P214067/F  
**Current status:** Determination Made  
**Decision:** Approved  
**Type:** Planning Permission  
**Location:** Hillcroft, 48 Green Lane, Leominster, Herefordshire HR6 8QW  
**Proposal:** Change of use and relocation of wooden shed. (Retrospective)  
**Comment:** No Objection

## 11. HIGHWAYS AND PARKING MATTERS

- (a) **Highway and Parking Matters** - To consider any parking and highway issues relating to the Parish of Leominster.
- **Speed Indicator Device (SID) A44 Mill Street, Leominster** – to consider hiring a SID to be sited at the SID base location on Mill Street and to note that SIDs are temporary devices to only be installed on 1 month deployments with no return to the same location within 2 months. Please see supporting documents for a map of the SID base location on Mill Street.
  - **Pedestrian Crossing, Barons Cross, Leominster** - to review the General Arrangement drawing of the proposed scheme and confirm whether the Committee is in agreement with the proposals. Please see supporting documents.
  - **Public Footpath Diversion Orders for ZC85 (part) and ZC 86 (part)** to consider both diversion orders and following discussion, submit comments to Herefordshire Council. Please see supporting documents.

## 12. DATE OF NEXT MEETING

The next meeting will be held on Monday 4<sup>th</sup> July 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 9<sup>th</sup> May 2022 commencing at 19:00 hours in the Council Chamber, 11 Corn Square, Leominster HR6 8YP

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**MEMBERS PRESENT:** Councillors Bartlett, Hanna, Jacquet, Marsh, Preece, Rosser, Rumsey and Williams.

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

**ALSO PRESENT:** Two members of the public.

### PH12/22 APOLOGIES FOR ABSENCE

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

In the absence of the Chair and Vice-Chair, Committee **RESOLVED** to appoint Cllr Rumsey as Chair for the meeting.

### PH13/22 DECLARATIONS OF INTEREST

The following declarations of interest were received:

Planning Applications 221161 and 221162 – Cllrs Rosser, Rumsey and Williams (members of the Rankin Club).

### PH14/22 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.

### PH15/22 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

### PH16/22 QUESTIONS FROM THE PUBLIC

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

- **Issues on A44 near Porters Mill Close** – A member of the public thanked the clerk and Cllr Jacquet for attending meetings to review the issues that had previously been raised. It was noted that many of the issues regarding noise and vibration are due to the road surface (rather than speeding) and that the issues could be resolved if the road was resurfaced and through the positioning of a Speed Indicator Device (SID).  
The member of the public said that a neighbour had advised them that all roads in Leominster were due to be resurfaced in 2023 and queried whether

this would include Mill Street. Cllr Rumsey advised that this was incorrect. The clerk confirmed that work will be carried out on some roads in the town centre through the High Street Heritage Action Zone scheme. It was noted that a SID should be located near B&Q. The clerk has contacted Balfour Beatty to confirm the exact location. A further meeting, with the police, is scheduled for August following a period of traffic monitoring. The clerk advised that any issues should continue to be reported to the Locality Steward or raised with Balfour Beatty via their website.

- **Proposed access to new health hub** – The clerk confirmed that she had contacted a representative from Frank H Dale Ltd and is in the process of arranging a meeting to discuss the access issues. It was also confirmed that the planning moratorium will apply to the new health hub.

#### PH17/22 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 11<sup>th</sup> April 2022 be agreed and signed as a correct record.

#### PH18/22 PLANNING

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

**Application no & site address:** Planning Consultation – **221161** – Ranking Club, 5-7 Corn Square, Leominster, Herefordshire HR6 8LR

**Description:** Roof replacement, from concrete tile to Natural Slates. Removal of later dormer windows and repairs to the chimney stacks. Replacement of rainwater goods. Repairs to Sash windows with the reinstatement of 5 no new of windows to the second floor. Facade render repairs and redecoration.

**Applicant(s):** Mr Allan Williams

**Grid ref:** OS 349717, 259034

**Application type:** Planning Permission

**Comment:** Leominster Town Council resolved that, as it has an interest, it will not be commenting on this application. Members of the public are free to make recommendations through the relevant channels.

**Application no & site address:** Planning Consultation – **221162** – Ranking Club, 5-7 Corn Square, Leominster, Herefordshire HR6 8LR

**Description:** Roof replacement, from concrete tile to Natural Slates. Removal of later dormer windows and repairs to the chimney stacks. Replacement of rainwater goods. Repairs to Sash windows with the reinstatement of 5 no new of windows to the second floor. Facade render repairs and redecoration.

**Applicant(s):** Mr Allan Williams

**Grid ref:** OS 349717, 259034

**Application type:** Listed Building Consent

**Comment:** Leominster Town Council resolved that, as it has an interest, it will not be commenting on this application. Members of the public are free to make recommendations through the relevant channels.

**Application no & site address:** Planning Re-consultation – **190367** – Broad Farm, Leominster, Herefordshire HR6 0AN

**Description:** Proposed change of use of redundant agricultural buildings to mixed B8and E(g)(iii) use. Retrospective

**Applicant(s):** Mr M Sparey

**Grid ref:** OS 349119, 260450

**Application type:** Planning Permission

**Comment:** No Objection provided the building is fitted out to industrial standard. The Town Council Planning & Highways Committee also support the previous comments by Luston Group Parish Council regarding the disapproval of retrospective applications.

**Application no & site address:** Planning Consultation – **221249** – Plot 7ab, Leominster Enterprise Park, Leominster, Herefordshire HR6 0LA

**Description:** Erection of new depot including salt barn, fuelling area, garage and wash area, staff offices and facilities, with associated landscaping, access, circulation, external storage and parking areas.

**Applicant(s):** National Highways

**Grid ref:** OS 349898, 257795

**Application type:** Planning Permission

**Comment:** Objection

**Application no & site address:** Planning Consultation –**221274** – 51 Etnam Street, Leominster, Herefordshire HR6 8AE

**Description:** T1: Poplar - dismantle and fell to as near ground level as possible. T2: Cypress - fell to ground level. T3: Holly/ivy - reduce the overall crown down to leave at approx wall height Shrubs - clear the lower shrubs, going no further than the bamboo.

**Applicant(s):** Mr Leech

**Grid ref:** OS 34983, 258963

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

**Comment:** Objection due to the trees being lost in the height of the bird nesting season.

**Application no & site address:** Planning Consultation –**221279**– 198 Ridgemoor Road, Leominster, Herefordshire HR6 8UN

**Description:** First floor extension over existing single storey garage creating a new bedroom and ensuite

**Applicant(s):** Mr Chris Williams

**Grid ref:** OS 34330, 259924

**Application type:** Full Householder

**Comment:** No Objection in principle but the extension should not be used as a separate dwelling.

**(b) Local Plan Policy Options Consultation** – Committee considered the recommendations from Cllr Hanna for completion of the Local Plan Policy Options Consultation Questionnaire. Committee **RESOLVED** to send further

responses to the clerk by 13<sup>th</sup> May 2022 in order that the clerk can collate the responses. The clerk will circulate details of additional responses, to Committee members, prior to submission of the questionnaire.

**(c) TREES - 5-day notices** – Committee noted the response, from the Service Manager Built and Natural Environment at Herefordshire Council, regarding the issue of 5-day notices and the planting of replacement trees. The Town Council will be notified when 5-day notices are issued. The clerk will contact the Tree Warden when a 5-day notice has been received. If the Tree Warden is unable to review the notice, the 5-day notice will be forwarded to the Environmental & Grounds Supervisor to action.

**(d) Rural Settlements Services and Environmental Survey** – Committee considered the information in the Rural Settlements Services and Environmental Survey. Committee made the following comments:

- Does the number of residential dwellings and population for Brierley include migrant workers in the area because if it does this number seems too low?
- The employment Facilities for Brierley don't seem to include the S&A Davies packing plant.
- The employment Facilities for Wharton don't include at least 5 businesses registered to Wharton Court.
- It was suggested that Brierley might be on the edge of flood risk.
- It was suggested that Ivington should be Yes to flood risk and not on edge.

**(e) Final Dissertation Report Questionnaire** – Committee completed a questionnaire, for a student at the University of the West of England, regarding the Town Council's working relationship with the Planning Authority.

**(f) Update on Land at Dukes Walk** – Committee noted an update regarding Planning Application 214329 Dukes Walk. The Planning Authority are considering enforcement action relating to the demolition of the building.

## PH19/22 DECISIONS

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

### Leominster East

**Number:** P213850/L

**Current status:** Determination Made

**Decision:** Approved with Conditions

**Type:** Listed Building Consent

**Location:** Jazz Hair Studio, The Old School, Burgess Street, Leominster, Herefordshire HR6 8DE

**Proposal:** Proposed works to the building to facilitate the creation of a flat on the first floor. Works include creation of an internal glazed entrance lobby, a new fireproof partition wall, removal of existing C20 stud walls, and reinstatement and raising of former sash window on east elevation.

**Comment:** No Objection



**Leominster East**

**Number:** P220396/K

**Current status:** Determination Made

**Decision:** Trees in Cons Area Works Can Proceed

**Type:** Works to Trees in a Conservation Area

**Location:** Dental Surgery, 16 Church Street, Leominster, Herefordshire HR6 8NQ

**Proposal:** 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.

**Comment:** No Objection but as the work to the Hazel is not clearly stated in the application, the Leominster Town Council Planning & Highways Committee request that it is coppiced and not removed.

**Leominster East**

**Number:** P213282/L

**Current status:** Determination Made

**Decision:** Approved with Conditions

**Type:** Listed Building Consent

**Location:** 13 Broad Street, Leominster, Herefordshire HR6 8BZ

**Proposal:** Proposed signage to be fixed to the frontage of the building.

**Comment:** No Objection

**Leominster East**

**Number:** P213283/A

**Current status:** Determination Made

**Decision:** Approved with Conditions

**Type:** Advertisement Consent

**Location:** 13 Broad Street, Leominster, Herefordshire HR6 8BZ

**Proposal:** Proposed signage to be fixed to the frontage of the building.

**Comment:** No Objection

**Leominster South**

**Number:** P190071/F

**Current status:** Determination Made

**Decision:** Approved with Conditions

**Type:** Planning Permission

**Location:** Laboratory building rear of Barons Cross Lodge, Barons Cross Road, Leominster, Herefordshire

**Proposal:** Conversion of Laboratory Building and attached single storey building to a four-bedroom dwelling with garage/workshop.

**Comment:** No Objection

**Leominster South**

**Number:** P213943/O

**Current status:** Determination Made

**Decision:** Refused

**Type:** Outline

**Location:** Land South of Barons Cross Road, Leominster, Herefordshire

**Proposal:** Outline planning application for the erection of 118 dwellings, public open space and associated works with all matters save for access to be reserved for future approval.

**Comment:** Leominster Town Council object to the planning application on the following grounds:

Access issues - a narrow road at the end of a series of cul-de-sacs.

Unsuitability of land for development.

LANP 2 - Development of the Leominster Sustainable Urban Extension will be permitted subject to the criteria in Policy LO2 of the Core Strategy and the following requirements:

(a) A detailed masterplan is in place for the whole site. Individual sites should be signed in accordance with this plan. The development of the site should be phased and designed so the look and the feel of the urban extension is of distinct incremental developments with a variety of layouts including squares, courtyards, lanes and terraces rather than a uniform housing estate. Good connections to Leominster Town are essential. The application fails on this point. LANP19 Community & Highways Infrastructure - Proposals to create new and improved walking, cycling and public transport routes will be encouraged. This includes the following - Movement to and from Barons Cross. The application fails on this point.

The traffic projection is low with only 30 cars and the traffic counts took place in half term.

Traffic exits onto Ryelands Road from Westfield Walk, Ryelands Road is almost single carriageway due to parking, and also onto Bargates from Westfield Walk. Bargates has been identified as a site with a high level of air pollution.

The application refers to a Transport Plan from the 2011 Census when there was a more up to date Draft Transport Plan in 2019.

The number of houses taken into account (top of Westcroft and Bircher Close) excludes the remainder of houses in Westcroft and surrounding cul de sacs.

The flooding potential for the Worcester Road area is serious as the system will be overloaded and Welsh Water have recommended a Hydraulic Modelling Assessment be carried out.

Insufficient supply of potable water for the site.

## PH20/22 HIGHWAYS AND PARKING MATTERS

**(a) Highway and Parking Matters** – Committee noted the following parking and highway issues, relating to the Parish of Leominster, that were reported at the meeting:

- **An update on issues reported to the town council regarding Porters Mill Close and A44** – The issues were covered under ‘Questions from the Public’.
- **Road Closure Notice / A44 Mill Street, Leominster** – temporary road closure Order of the level crossing by Network Rail on 3<sup>rd</sup> July 2022, 2 days (1 night – between 23:00 – 05:00 only).
- **A49 directional sign** – Cllr Preece requested an update on the road signs on the A49, by the OK Diner, which require repositioning as they are causing viewing obstructions. The clerk has raised the matter with the Highways agency and will forward details to the Herefordshire Council Engineering Manager.

Committee noted the following update that was reported at the meeting:

- **Extraordinary Market Towns Maintenance Fund** – The clerk has received quotes to tarmac roads in the town centre. Councillors to advise the clerk where white and yellow lining needs to be undertaken.

**PH21/22 DATE OF NEXT MEETING**

Committee noted that the next meeting would be held on Monday 6<sup>th</sup> June 2022 in the Council Chamber, 11 Corn Square, Leominster, HR6 8YP commencing at 7:00pm.

There being no other business the meeting closed at 20.28 hours.

**CHAIR:**

**DATE:**