

# LEOMINSTER TOWN COUNCIL

## PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 11<sup>th</sup> April 2022 commencing at 19:00 hours in the Council Chamber, 11 Corn Square, Leominster HR6 8YP

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**MEMBERS PRESENT:** Councillors Herschy (Chair), Thomas (Vice-Chair), Bartlett, Hanna, Jacquet and Williams.

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

**ALSO PRESENT:** Councillor Stone and three members of the public.

### **PH01/22 APOLOGIES FOR ABSENCE**

Apologies for absence were received and accepted by the Committee for Cllr Marsh (Isolation) and Cllr Rumsey (Illness).

### **PH02/22 DECLARATIONS OF INTEREST**

The following declarations of interest were received:

- Cllr Jacquet – Party in the Park 2022 – friend of organiser
- Cllr Thomas – Party in the Park 2022 – friend of organiser

### **PH03/22 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.

### **PH04/22 REQUESTS FOR DISPENSATIONS**

No requests for dispensation had been received.

### **PH05/22 QUESTIONS FROM THE PUBLIC**

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

- **Proposed access to new health hub** – A member of the public expressed concern that the access issue, that she had previously raised, was not going to be addressed. The issue relates to using Porters Mill Close as the access road to the health hub and the detrimental effect that this will have on residents due to heavy noise and pollution. The member of the public requested that a meeting is arranged with a representative from Frank H Dale Ltd to discuss the access issues and to consider using land through Frank H Dale Ltd as the access point instead.

- **Issues on A44 near Porters Mill Close** – The following issues were raised:
  - The volume of traffic on the A44 has increased greatly over the years and traffic is causing vibrations on the road, often early in the morning, affecting residents in Porters Mill Close;
  - 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. Balfour Beatty have been contacted regarding lack of signage and they advised that the Town Council should be contacted regarding the matter as funding needs to be made available for extra signage.
  - Lorries are parking on the pavement outside residents' houses. Residents would like double yellow lines to be installed to prevent this occurring.

Cllr Stone said that he had been advised that access using land through Frank H Dale Ltd was not possible. However, he would contact a representative at Frank H Dale Ltd to arrange a meeting to discuss the issues and inform residents. Cllr Stone will also raise the issue with Cllr Harrington, Herefordshire Cabinet member for Infrastructure and Transport.

Cllr Herschy advised that the Committee would make representations to Herefordshire Council regarding the issues. It was suggested that overnight lorry parking could potentially be moved from the OK Diner to Leominster Industrial Estate which may alleviate some of the issues.

Cllr Hanna explained that the Committee are only able to give an opinion on the issues and that any action would need to be taken by Herefordshire Council and Balfour Beatty.

The member of the public requested contact details for representatives at Herefordshire Council and Balfour Beatty who are able to consider the issues and requested that residents are advised of any future meetings regarding the health hub. The clerk will try to find out contact details and forward them to the member of the public.

#### **PH06/22 MINUTES OF PREVIOUS MEETING**

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 21<sup>st</sup> March 2022 be agreed and signed as a correct record.

#### **PH07/22 PLANNING**

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

**Application no & site address:** Planning Re-Consultation – **213450** - Land at Dishley Court, Newtown, Leominster, Herefordshire

**Description:** Proposed development of 2 detached dwellings.

**Applicant(s):** Ms Caroline Sharp

**Grid ref:** OS 348324, 258031

**Application type:** Planning Permission

**Comment:** No Objection providing the stipulations from residents regarding access and drainage are met. The application conflicts with the Leominster Area Neighbourhood Plan LANP 3f. with regards to preserving hedges and trees and

3g. that proposals should not result in the loss of small green areas or gardens that make an important contribution to the character of an area but Newtown is not mentioned in LANP 4 as a settlement.

- (b) **New pharmacy application** - Committee considered the application to open a new pharmacy at Morrison's Supermarket, Barons Cross Road, Leominster, Herefordshire HR6 8RH and **RESOLVED** to fully support the application.
- (c) **Environment Building Standards Consultation** – Committee noted that the Task & Finish Group were unable to meet. Committee considered the Environmental Building Standards Supplementary Planning Document Questionnaire and the clerk will submit their responses.
- (d) **Local Plan Policy Options Consultation** – Committee noted that a meeting regarding the consultation will be held on Tuesday 12<sup>th</sup> April from 10am – 12 noon. Cllr Herschy and Cllr Williams will attend the meeting. Committee noted that Cllrs Bartlett, Marsh and Norman had already attended a meeting regarding the consultation.  
Committee **RESOLVED** to appoint a Task and Finish Group to consider the policy options within the consultation paper. The clerk will circulate a doodle poll to request volunteers for the Task and Finish Group and to set up a meeting date.
- (e) **Herefordshire Minerals and Waste Local Plan (MWLP)** – Committee noted the next steps to be taken regarding the MWLP.

## PH08/22 DECISIONS

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

### 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.

## **PH09/22 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:

- There are issues with the metal grips along the side of the pavements in West Street and High Street. The clerk will raise the issue with Balfour Beatty;
- A sign outside Specsavers is protruding into the pedestrian area;
- There are insufficient parking bay line markings in Broad Street car park and the lines need to be repainted;

## MINUTES

- Vehicles are continuing to be parked near the junction at Bridge Street / Mill Street and causing problems for large vehicles turning at the junction. It was suggested that a request is submitted for a TRO to install double yellow lines along the road;
- There are issues with blocked drains along Bargates;
- The condition of the pavements around the town is affecting the mobility of scooters;
- The clerk has received a letter from the Cultural Consortium Programme Development Officer who has been conducting a consultation for the Consortium with over 19 groups and 250 people. The main concern was the number of potholes around the town. The clerk will send a copy of the letter to Cllr Harrington and the Chief Executive Officer at Herefordshire Council.

(b) **Extraordinary Market Towns Maintenance Fund** – Committee noted that the clerk is still awaiting costings for maintenance works. The clerk will raise the issue with Cllr Harrington and Balfour Beatty as the Committee are unable to consider the priority order for town centre roads until the cost of works is known.

(c) **Moving Traffic Offences Consultation** – Committee considered the proposals to enforce moving traffic contraventions by camera. Committee **RESOLVED** to support the proposals for Ginhall Lane and local schools. The clerk will respond to the consultation by email.

### PH10/22 LICENCING MATTERS

Committee reviewed the licensing application for Party in the Park 2022 and **RESOLVED** to support the application.

### PH11/22 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 9<sup>th</sup> May 2022 in the Council Chamber, 11 Corn Square, Leominster, HR6 8YP commencing at 7:00pm.

There being no other business the meeting closed at 20.26 hours.

**CHAIR:**

**DATE:**