



## LEOMINSTER TOWN COUNCIL

### PLANNING & HIGHWAYS COMMITTEE

Wednesday 29<sup>th</sup> June 2022

To: All Members of the Planning & Highways Committee:  
Councillors Herschy (Chair), Thomas (Vice-Chair), Bartlett, Hanna, Jacquet, Marsh,  
Preece, Rosser 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 4<sup>th</sup> July 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 6<sup>th</sup> June 2022.

7. **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 – **221094** – 18 Hintons Court, Burgess Street, Leominster, Herefordshire HR6 8DE

**Description:** Proposed awning to front elevation.

**Applicant(s):** Ms Cathy Williams

**Grid ref:** 349528, 259116

**Application type:** Planning Permission

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

**Application no & site address:** Planning Consultation – **221920** – Café, 26 West Street, Leominster, Herefordshire HR6 8ES

**Description:** Removal of existing shopfront and replacement with traditional shopfront.

**Applicant(s):** Mr James Hinton

**Grid ref:** 349541, 259000

**Application type:** Planning Permission

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

**Application no & site address:** Planning Consultation – **221921** – Café, 26 West Street, Leominster, Herefordshire HR6 8ES

**Description:** Removal of existing shopfront and replacement with traditional shopfront.

**Applicant(s):** Mr James Hinton

**Grid ref:** 349541, 259000

**Application type:** Listed Building Consent

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

- (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:

**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 for the following reasons:

- The proposed site is on the edge of the flood area and the end of the road floods regularly, affecting businesses in that area.
- Concerns have been raised about the site being close to the River Lugg SSSI and the danger of contamination from salt which would be devastating.
- The land on which this would be erected is prime employment land and if it was used for a storage depot it would conflict with the aims of Core Strategy policy E1 - The proposal is not appropriate in terms of its scale and design.
- The area is classed as being of 'best quality' employment land (Core Strategy 5.2.9 Leominster Enterprise Park) and building a depot for salt doesn't fit this criteria.
- The proposal would result in the overall shortage in the quality and quantity of best quality employment land supply (Core Strategy Policy E2.1 – Redevelopment of existing employment land.
- Concerns about the roads of the enterprise park not yet being adopted and the introduction of HGV movements over the Winter period causing further deterioration.

- (c) **Local Plan 2021-2041 Place Shaping Consultation** – to consider the potential options for areas of growth and development for housing and employment across the county. Please see supporting documents.
- (d) **Section 106** – to note that S106 agreements for Leominster are currently being reviewed by Herefordshire Council. A list will be available at the meeting to discuss further.
- (e) **Annual Plan Scheme** – to note the finalised and agreed Annual Plan Map for 2022/23 relating to the parish of Leominster. Please see supporting documents.

## 8. DECISIONS

To note that no planning decisions had been received from Herefordshire Council for the period 21<sup>st</sup> May 2022 -17<sup>th</sup> June 2022.

## 9. HIGHWAYS AND PARKING MATTERS

- (a) **Highway and Parking Matters** - To consider any parking and highway issues relating to the Parish of Leominster.
- (b) **Possible deployment of Speed Indicator Device (SID) in Leominster** – To consider the purchase/rental of a new Speed Indicator device.
- (c) **Letter of support for Baschurch Parish Council regarding the re-opening of Baschurch Railway Station in Shropshire** – The station is currently the first

station north of Shrewsbury on the North Marches line towards Wrexham and Chester is 18 miles away at Gobowen (the railhead for Oswestry). Baschurch is roughly half way between the two, and is the hub for a whole cluster of communities which have all seen a huge amount of new housing in recent years, and with more approved and in the pipeline, such that we can realistically demonstrate a catchment area population of 10-12,000, many of whom commute to work and education, etc. in Wrexham, Chester, Telford, Ludlow, Leominster and Hereford.

**10. DATE OF NEXT MEETING**

The next meeting will be held on Monday 1<sup>st</sup> August 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 6<sup>th</sup> June 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), Cllr Thomas (Vice-Chair), Bartlett, Hanna, Jacquet, Marsh and Williams.

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

### **PH22/22 ELECTION OF CHAIR**

Nominations were invited for the position of Chair of the Committee.

Cllr Herschy was proposed by Cllr Bartlett and seconded by Cllr Jacquet. There being no other nominations, Cllr Herschy was formally elected Chair of the Planning & Highways Committee.

### **PH23/22 ELECTION OF VICE CHAIR**

Nominations were invited for the position of Vice-Chair of the Committee.

Cllr Thomas was proposed by Cllr Williams and seconded by Cllr Hanna. There being no other nominations, Cllr Thomas was formally elected Vice-Chair of the Planning & Highways Committee.

### **PH24/22 APOLOGIES FOR ABSENCE**

Apologies for absence were received and accepted by the Committee for Cllr Rosser (Work).

### **PH25/22 DECLARATIONS OF INTEREST**

The following declaration of interest was received:  
Planning Application 221697 – Cllr Hanna (Neighbour)

### **PH26/22 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.

### **PH27/22 REQUESTS FOR DISPENSATIONS**

No requests for dispensation had been received.

### **PH28/22 QUESTIONS FROM THE PUBLIC**

No members of the public were present.

**PH29/22 MINUTES OF PREVIOUS MEETING**

PH 18/22 (a) Planning Application 221249 – Committee noted that no reasons had been submitted to support their objection to the application. Herefordshire Council has requested reasons to support the objection. It was **RESOLVED** that a reply is submitted under Delegated Powers to the Clerk. The reply will be ratified at the next Planning & Highways Committee meeting on 4<sup>th</sup> July 2022. (Proposed: Cllr Thomas, Seconded: Cllr Williams Unanimous).

PH19/22 Planning Application 213943 – Committee noted that TPO 661 Land South of Barons Cross Leominster (Provisional) was served on 27<sup>th</sup> May 2022 to protect three oak trees on the site.

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 9<sup>th</sup> May 2022 be agreed and signed as a correct record.

**PH30/22 PLANNING**

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

**Comment:** No Objection

(Proposed: Cllr Williams, Seconded: Cllr Thomas Unanimous).

**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

**Comment:** No Objection

(Proposed: Cllr Hanna, Seconded: Cllr Thomas  
For: 6  
Abstention: 1 (Cllr Marsh)).

**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

**Comment:** No Objection

(Proposed: Cllr Thomas, Seconded: Cllr Marsh Unanimous).

**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

**Comment:** No Objection

(Proposed: Cllr Thomas, Seconded: Cllr Marsh Unanimous).

**Application no & site address:** Planning Consultation – **221697** – Dental Surgery, 16 Church Street, Leominster, Herefordshire HR6 8NQ

**Description:** T1 Yew tree - reduce to approx. 8 feet in height. T2 Holly - Fell.

**Applicant(s):** Miss Laura Veal

**Grid ref:** OS 349736, 259133

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

**Comment:** No Objection

(Proposed: Cllr Thomas, Seconded: Cllr Williams For: 5

Abstentions: 2 (Cllr Hanna who had previously declared an interest and Cllr Marsh)).

**(b) Local Plan Policy Options Consultation** – Committee noted the completed Local Plan Policy Options Consultation Questionnaire.

**(c) Section 106** – Committee noted that S106 agreements for Leominster are currently being reviewed by Herefordshire Council. The list should be finalised by the end of June 2022. The clerk has been notified that a further £1400 is available to spend on The Grange and the funds will be included with funding received from the Great Places to Visit Fund to make improvements to The Grange. Committee noted that a number of requests have been received for a further pedestrian crossing by Morrisons's Supermarket.

**PH31/22 DECISIONS**

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

**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



**PH32/22 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:

- **Speed Indicator Device (SID) A44 Mill Street, Leominster** – Committee considered hiring a SID to be sited at the SID base location on Mill Street and noted that SIDs are temporary devices to only be installed on 1 month deployments with no return to the same location within 2 months. Committee noted that Ward Cllr Stone has submitted a letter of support for the use of a SID. The clerk is awaiting further information regarding the process to acquire a SID and advised that approval would need to be obtained from the Finance & General Purposes Committee or from Full Council.
- **Community Speed Watch Guns** – Committee noted that West Mercia Police are compiling a list of volunteers who would like to receive training in the use of speed guns. Cllrs Bartlett, Herschy, Thomas and a member of the public have volunteered. The matter will be raised at the next Full Council meeting on Monday 25<sup>th</sup> July 2022 to establish if any other Councillors would like to receive training.
- **Pedestrian Crossing, Barons Cross, Leominster** – Committee reviewed the General Arrangement drawing of the proposed scheme. Committee raised concerns regarding the location of the proposed zebra crossing and signage. Committee stated that they thought that a pelican crossing was going to be installed. Cllr Marsh advised that she has documentation from Balfour Beatty and will check to see whether it refers to a zebra or pelican crossing. The clerk will contact Herefordshire Council regarding the concerns.
- **Public Footpath Diversion Orders for ZC85 (part) and ZC86 (part)**
  - Committee considered the diversion order for ZC85 (part) and **RESOLVED** to support the proposals.  
(Proposed: Cllr Hanna, Seconded: Cllr Thomas  
For: 6  
Abstention: 1 (Cllr Marsh)).
  - Committee noted the diversion order for ZC86 (part).
- **Visibility issues by Norfolk House** – Cllr Jacquet reported that there were visibility problems for residents / visitors when turning out from Norfolk House onto Etnam Street (towards the train station) and asked whether a mirror could be installed or parking spaces removed to improve visibility. Cllr Bartlett advised that Norfolk House is awaiting public consultation as part of a Resident's Parking Scheme.
- **Traffic Regulation Orders** – Committee noted the continued issues for traffic / pedestrians by the Hop Pole and on the Ridgemoor Estate. The clerk will contact Herefordshire Council to request that double yellow lines by the Hop Pole, and a 20 mile an hour traffic calming at Ridgemoor Road / The Mallards are added to the TRO list.
- **Overhanging trees, Worcester Road** – Cllr Williams reported that tree branches were overhanging the path by Worcester Road and obstructing the pavement. Cllr Bartlett will raise the issue with Herefordshire Council.

**MINUTES (AGENDA Item 6)**

- **A44 directional sign** – Cllr Williams reported that the A44 directional sign, near Conod's Garage on the B4529, is in a poor condition and needs replacing. The clerk will investigate the cost of replacing the sign.
- **Signage for antique shops** – Cllr Bartlett reported that a number of antique dealers in the town have queried why there are no brown road signs for antique shops on the A49. The clerk will investigate whether there is a regulation sign for antique shops.

**PH33/22 DATE OF NEXT MEETING**

Committee noted that the next meeting would be held on Monday 4<sup>th</sup> July 2022 in the Council Chamber, 11 Corn Square, Leominster, HR6 8YP commencing at 7:00pm.

There being no other business the meeting closed at 20.05 hours.

**CHAIR:**

**DATE:**