



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Wednesday 27th July 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 1st August 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 4th July 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 – **221827** – 27 Drapers Lane & 1 Corn Square, Leominster, Herefordshire HR6 8ND

Description: Alterations to rear storage to create new semi ambulant stair to first floor space to accommodate additional covers to delicatessen. Removal of defective roof over court yard. Clad rear wall. Re-roof 27 Drapers Lane and 1 Corn Square. Refurbish cloakroom and re-build brick courtyard wall as necessary.

Applicant(s): Mr Richard Franklin

Grid ref: OS 349680, 259041

Application type: Listed Building Consent

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

Application no & site address: Planning Consultation – **222123** – 27 Drapers Lane & 1 Corn Square, Leominster, Herefordshire HR6 8ND

Description: Alterations to rear storage to create new semi ambulant stair to first floor space to accommodate additional covers to delicatessen. Removal of defective roof over court yard. Clad rear wall. Re-roof 27 Drapers Lane and 1 Corn Square. Refurbish cloakroom and re-build brick courtyard wall as necessary.

Applicant(s): Mr Richard Franklin

Grid ref: OS 349680, 259041

Application type: Planning Permission

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

Application no & site address: Planning Consultation – **221980** – 45 West Street, Leominster, Herefordshire HR6 8EP

Description: Proposed change of use of premises from retail (Class A1) to catering establishment (Class A3).

Applicant(s): Mr Paul Stokes

Grid ref: OS 349463, 258993

Application type: Planning Permission

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

Application no & site address: Planning Consultation – **222171** – The Lawns, Pinsley Road, Leominster, Herefordshire HR6 8NW

Description: A small single-storey extension to existing outbuilding.

Applicant(s): Mr Luke Mills

Grid ref: OS 349978, 259054

Application type: Full Householder

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

Application no & site address: Planning Consultation – **222160** – 18 Caswell Road, Leominster, Herefordshire HR6 8AZ

Description: Proposed single storey extension to the rear of the property and minor alterations to the existing property's window opening sizes.

Applicant(s): Ms Laura Torode

Grid ref: OS 349977, 258684

Application type: Full Householder

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

Application no & site address: Planning Consultation – **222328** – Grassland North West of 17 Middlemarsh, Leominster, Herefordshire HR6 8UP

Description: 9x Pines - crown reduce and reshape. Sever Ivy at base. As per request from Balfour Beatty (Sean Pockett). Due to outgrowing location, houses close by.

Applicant(s): Mr Sean Pockett

Grid ref: OS 349544, 259902

Application type: Works to trees covered by TPO

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

Application no & site address: Planning Consultation – **222330** – Grassland to Rear of Ridgemoor Road, Leominster, Herefordshire HR6 8UN

Description: T1: Willows (x3) - pollard as per request by Balfour Beatty Herefordshire council SP. Due to size in relation to location.

Applicant(s): Mr Sean Pockett

Grid ref: OS 349437, 259896

Application type: Works to trees covered by TPO

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

Application no & site address: Planning Consultation – **222096** – Pharmacy Westfield Walk, Westfield Walk, Leominster, Herefordshire HR6 8HD

Description: Installation of a Medpoint prescription collection machine of similar footprint to an ATM machine to the existing pharmacy shopfront.

Applicant(s): Ms Sally Rowberry

Grid ref: OS 349233, 258916

Application type: Planning Permission

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

Application no & site address: Planning Consultation – **222097** – Pharmacy Westfield Walk, Westfield Walk, Leominster, Herefordshire HR6 8HD

Description: Vinyl wrap to the front of the Medpoint machine with Medpoint logo and operational instructions.

Applicant(s): Ms Sally Rowberry

Grid ref: OS 349233, 258916

Application type: Advertisement Consent

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

(b) **TOWN & COUNTRY PLANNING ACT 1990
APPEAL UNDER SECTION 78 AGAINST REFUSAL OF A HOUSEHOLDER APPLICATION**

The following appeal has been made to the Secretary of State, against Herefordshire Council, for the following reason: **Refusal of Planning Permission**. The appeal will be determined on the basis of written representations and a site visit by an inspector.

Committee to consider submitting comments or modifying/ withdrawing previous representations.

Application no & site address: **214329** – Land at Dukes Walk, Leominster, Herefordshire HR6 8AE

Description: Proposed property (retrospective).

Appellant: Mr Martin Rohde

Appeal reference: APP/W1850/W/22/3299941

Appeal Start Date: 4 July 2022

Website link: <https://www.herefordshire.gov.uk>

(c) **Local Plan 2021-2041 Place Shaping Consultation** – to consider the Task & Finish Group's recommendations regarding the potential options for areas of growth and development for housing and employment across the county.

8. **DECISIONS**

The following planning decisions had been received from Herefordshire Council. This list covers the period since publishing the last agenda until 22nd July 2022.

Leominster East

Number: P221274/K

Current status: Determination Made

Decision: Trees in Cons Area Works Can Proceed

Type: Works to Trees in a Conservation Area

Location: 51 Etnam Street, Leominster, Herefordshire HR6 8AE

Proposal: 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.

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

Leominster East**Number:** P212669/L**Current status:** Determination Made**Decision:** Refused**Type:** Listed Building Consent**Location:** 32 Burgess Street, Leominster, Herefordshire HR6 8DE**Proposal:** Proposed internal works to add bathroom on top floor. Replacement of door and 4 windows to front elevation (like for like).**Comment:** No Objection**Leominster East****Number:** P213677/L**Current status:** Determination Made**Decision:** Approved with Conditions**Type:** Listed Building Consent**Location:** Dental Surgery, 16 Church Street, Leominster, Herefordshire HR6 8NQ**Proposal:** Proposed internal and external improvements including roof works (For DOC 3 4 & 6 see 222326).**Comment:** No Objection**Leominster East****Number:** P221249/F**Current status:** Determination Made**Decision:** Withdrawn**Type:** Planning Permission**Location:** Plot 7ab, Leominster Enterprise Park, Leominster, Herefordshire HR6 0LA**Proposal:** 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.**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.

Leominster East**Number:** P221583/FH**Current status:** Determination Made**Decision:** Approved with Conditions**Type:** Full Householder**Location:** 15 South Street, Leominster, Herefordshire HR6 8JA**Proposal:** 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.**Comment:** No Objection**Leominster East****Number:** P221584/L**Current status:** Determination Made**Decision:** Approved with Conditions**Type:** Listed Building Consent**Location:** 15 South Street, Leominster, Herefordshire HR6 8JA**Proposal:** 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.**Comment:** No Objection**Leominster East****Number:** P193055/F**Current status:** Determination Made**Decision:** Approved with Conditions**Type:** Planning Permission**Location:** Unit 1, Brierley Way, Leominster, Herefordshire HR6 0RW**Proposal:** Steel portal framed light industrial building.**Comment:** No Comment was submitted.**Leominster East****Number:** P221927/PA1**Current status:** Determination Made**Decision:** Prior Approval Refused**Type:** Home Notification - Prior Approval**Location:** Moseley, 20 Caswell Crescent, Leominster, Herefordshire HR6 8BE**Proposal:** Proposed single storey flat roof extension to provide kitchen/diner which will extend beyond the rear wall of the dwelling house by 4.00 metres. The maximum height of the enlarged part of the dwelling house is 3.30 metres and the height of the eaves of the enlarged part of the dwelling house is 3.20 metres.**Comment:** Not submitted as PA1 type application.

9. HIGHWAYS AND PARKING MATTERS

- (a) **Highway and Parking Matters** - To consider any parking and highway issues relating to the Parish of Leominster.
- **Traffic Regulation Orders** – To receive a verbal update on proposed TRO requests for the Parish of Leominster.
- (b) **Possible deployment of Speed Indicator Device (SID) in Leominster** – To receive a verbal update regarding the purchase/rental of a new Speed Indicator Device.
- (c) **Extraordinary Market Towns Maintenance Fund** – To discuss the use of the fund.
- (d) **Drainage issues on Leominster Industrial Estate** – To receive a verbal update on the meeting held with Balfour Beatty, Herefordshire Council and the River Lugg Drainage Board.
- (e) **Levelling Up Fund** – To receive a verbal update on the Levelling Up Fund bid for the Leominster Public Realm.

10. DATE OF NEXT MEETING

The next meeting will be held on Monday 5th September 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 4th July 2022 commencing at 19:00 hours in the Council Chamber, 11 Corn Square, Leominster HR6 8YP

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

OFFICERS PRESENT: Town Clerk.

ALSO PRESENT: One member of the public.

PH34/22 APOLOGIES FOR ABSENCE

Apologies for absence were received from the Democratic Services Officer (Illness).

PH35/22 DECLARATIONS OF INTEREST

The following declaration of interests were received:
Planning Application 221094 – Leominster Town Council
Planning Application 221920 – Leominster Town Council
Planning Application 221921 – Leominster Town Council

PH36/22 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.

PH37/22 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH38/22 QUESTIONS FROM THE PUBLIC

One member of the public was present. The following issue was raised:

- **PROW anomalies** – the member of the public queried what was happening with the list of anomalies. The clerk advised that a list of PROW anomalies is currently being compiled and would be sent to Herefordshire Council to be considered. The list will also be referenced in the Town Council's response to the Local Plan 2021-2041 Place Shaping Consultation.

PH39/22 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 6th June 2022 be agreed and signed as a correct record.
(Proposed: Cllr Williams, Seconded: Cllr Thomas Unanimous).

PH40/22 PLANNING

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

Comment: Leominster Town Council resolved that, as it had 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 – **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

Comment: Leominster Town Council resolved that, as it had 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 – **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

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

(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 – **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 – Committee considered the potential options for areas of growth and development for housing and employment across the county. A number of concerns were raised regarding the potential options and Committee **RESOLVED** to set up a Task & Finish Group, consisting of all members of the Planning & Highways Committee, to further review the potential options at a meeting to be held on Monday 18th July 2022 at 7pm in the Council Chamber. The clerk will invite a representative from Herefordshire Council to attend the meeting.

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

(d) Section 106 – Committee noted that S106 agreements for Leominster are currently being reviewed by Herefordshire Council.

(e) Annual Plan Scheme – Committee noted the finalised and agreed Annual Plan Map for 2022/23 relating to the parish of Leominster.

PH41/22 DECISIONS

Committee noted that no planning decisions had been received from Herefordshire Council for the period 21st May 2022 -17th June 2022.

PH42/22 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:

- The water service cover in Westfield Walk requires investigation. The clerk will ask the Environmental & Grounds Supervisor to report the issue to Welsh Water;
- The epicormic growth from the lime trees on Bargates is partially blocking the pavement. The clerk will ask the Environmental & Grounds Supervisor to investigate the issue.

(b) Possible deployment of Speed Indicator Device (SID) in Leominster – Committee considered the purchase/rental of a new Speed Indicator device due to issues faced by residents on Mill Street and Bridge Street. Committee **RESOLVED** that the clerk obtains outline costings for a SID for the A44 Mill Street.

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

(c) Letter of support for Baschurch Parish Council regarding the re-opening of Baschurch Railway Station in Shropshire – Committee **RESOLVED** to send a letter of support to Baschurch Parish Council.

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

PH43/22 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 1st August 2022 in the Council Chamber, 11 Corn Square, Leominster, HR6 8YP commencing at 7:00pm.

There being no other business the meeting closed at 20.23 hours.

CHAIR:

DATE: