

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: