



## LEOMINSTER TOWN COUNCIL

### PLANNING & HIGHWAYS COMMITTEE

Tuesday 16<sup>th</sup> November 2021

To: All Members of the Planning & Highways Committee:  
Councillors Herschy (Chair), Thomas (Vice-Chair), Bartlett, Hanna, Marsh, Preece,  
Rosser, Rumsey, 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 22nd November 2021 commencing at 18:00 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 1<sup>st</sup> November 2021.

7. **PLANNING**

(a) **Planning applications**

Applications outstanding from meeting on 1<sup>st</sup> November 2021 - in the absence of any correspondence from Herefordshire Council, Committee to reconsider the following applications:

**Application no & site address:** Planning Consultation – **213671** – 2 Burgess Gardens, Burgess Street, Leominster, Herefordshire HR6 8DG

**Description:** Works to make safe an Ash tree getting excessively low on to phone lines.

**Applicant(s):** Mr Mark Garner

**Grid ref:** OS 349476, 259136

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

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

**Application no & site address:** Planning Consultation – **213872** – 1 Woodfen Crescent, Leominster, Herefordshire HR6 8SS

**Description:** Works: Cedar and/or Giant Redwood (see site plan) Sever roots under damaged driveway surface causing nuisance (approx. minimum distance to tree is 9 metres).

**Applicant(s):** Mr Malcolm Clark

**Grid ref:** OS 348622, 258980

**Application type:** Works to trees covered by TPO

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

The following applications have been received from the Planning Authority and require comment for determination by Herefordshire Council:

**Application no & site address:** Planning Consultation – **213850** – Jazz Hair Studio, The Old School, Burgess Street, Leominster, Herefordshire HR6 8DE

**Description:** 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.

**Applicant(s):** Mrs C Williams

**Grid ref:** OS 349481, 259087

**Application type:** Listed Building Consent

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

**Application no & site address:** Planning Consultation – **214002** – Land to the North West Corner of Marsh Court, Mill Street, Leominster, Herefordshire

**Description:** 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.

**Applicant(s):** Frank H Dale Ltd

**Grid ref:** OS 349746, 259715

**Application type:** Planning Permission

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

**Application no & site address:** Planning Consultation – **213891** – Hyde Cottage, Hyde Ash, Leominster, Herefordshire HR6 0JS

**Description:** Proposed replacement garage.

**Applicant(s):** Mr & Mrs Martin

**Grid ref:** OS 345126, 255354

**Application type:** Full Householder

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

**Application no & site address:** Planning Consultation – **213943** – Land South of Barons Cross Road, Leominster, Herefordshire

**Description:** 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.

**Applicant(s):** Mr C R Muller

**Grid ref:** OS 348618, 258519

**Application type:** Outline

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

- (b) **Planning Application Decisions made under Delegated Powers to the Clerk**– The following applications have had a reply submitted following consultation with Councillors on the Planning & Highways Committee:

**Application no & site address:** Planning Consultation – **213514** – Vacant Site Adjacent to 54 Green Lane, Leominster, Herefordshire HR6 8QW

**Description:** Application for variation of condition 1 following grant of planning permission 202172 (Application for variation of condition 2 following grant of planning permission. 171903 (Proposed construction of a pair of semi-detached dwellings) To allow the design of the approved semi- detached houses to be amended) - To allow the access location to be changed from the approved position to the position of the original site access.

**Applicant(s):** Mr S Griffiths

**Grid ref:** OS 348822, 259113

**Application type:** Planning Permission

**Comment:** No Objection

**Application no & site address:** Planning Consultation – **213838** – 18 Merwald Close, Leominster, Herefordshire HR6 8FA

**Description:** Over a 2 year period, coppice most shrubs which have grown into trees and remove dead wood, dangerous branches and trees. Remove tree branches touching roofs of houses.

**Applicant(s):** Stonewater

**Grid ref:** OS 349205, 259753

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

**Comment:** No Objection

- (c) **Herefordshire Local Plan** – to approve the questionnaire completed by the Task and Finish Group regarding the Herefordshire Local Plan.

## 8. DECISIONS

The following planning decisions had been received from Herefordshire Council. This list covers the period since publishing the last agenda until 12<sup>th</sup> November 2021.

### **Leominster East**

**Number:** P212821/L

**Current status:** Determination Made

**Decision:** Approved with Conditions

**Type:** Listed Building Consent

**Location:** 15 South Street, Leominster, Herefordshire HR6 8JA

**Proposal:** Proposed replacement of two rear bedroom windows with like for like wooden sash windows.

**Comment:** No Objection but would suggest the addition of secondary glazing.

### **Leominster East**

**Number:** P213386/FH

**Current status:** Determination Made

**Decision:** Approved with Conditions

**Type:** Full Householder

**Location:** Carvon, 29a Hereford Road, Leominster HR6 8JS

**Proposal:** Proposed single storey rear and side extension to dwelling.

**Comment:** No Objection

### **Leominster East**

**Number:** P211771/FH

**Current status:** Determination Made

**Decision:** Withdrawn

**Type:** Full Householder

**Location:** 32 Burgess Street, Leominster, Herefordshire HR6 8DE

**Proposal:** Proposed rear single storey extension with lean-to roof over; inc. removal of two existing windows and adjacent masonry to form new ground floor opening into extension.

**Comment:** No Objection

**Leominster East****Number:** P211772/L**Current status:** Determination Made**Decision:** Withdrawn**Type:** Listed Building Consent**Location:** 32 Burgess Street, Leominster, Herefordshire HR6 8DE**Proposal:** Proposed rear single storey extension with lean-to roof over; inc. removal of two existing windows and adjacent masonry to form new ground floor opening into extension.**Comment:** No Objection**Leominster East****Number:** P213133/A**Current status:** Determination Made**Decision:** Approved with Conditions**Type:** Advertisement Consent**Location:** Leominster Motors, Southern Avenue, Leominster, Herefordshire HR6 0QF**Proposal:** Proposed display of 5 internally illuminated fascia signs.**Comment:** No Objection provided that the highways department approve.**9. HIGHWAYS AND PARKING MATTERS**

- (a) Highway and Parking Matters** - To consider any parking and highway issues relating to the Parish of Leominster.
- (b) Laundry Lane Hereford Road junction Leominster** - to consider supporting a request for a TRO for the introduction of double yellow lines at the junction.

**10. LICENCING MATTERS**

There have been no licencing applications received.

**11. DATE OF NEXT MEETING**

The next meeting will be held on Monday 13<sup>th</sup> December 2021 in the Council Chamber, 11 Corn Square, Leominster, HR6 8YP commencing at 6:00pm.

# LEOMINSTER TOWN COUNCIL

## PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 1<sup>st</sup> November 2021 commencing at 18:00 hours in the Council Chamber, 11 Corn Square, Leominster HR6 8YP

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**MEMBERS PRESENT:** Councillors Herschy (Chair), Thomas (Vice-Chair), Bartlett, Marsh (18.11), Preece, Rumsey and Williams.

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

**ALSO PRESENT:** Cllr Stone and two members of the public.

### PH91/21 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Hanna (Holiday) and Cllr Marsh who advised that she was attending an overlapping meeting. Cllr Marsh joined the meeting at 18.11.

### PH92/21 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

### PH93/21 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.

### PH94/21 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

### PH95/21 QUESTIONS FROM THE PUBLIC

Two members of the public were present. The following comments were made regarding planning application P190071:

- The agent has submitted a letter regarding the alteration of the application;
- The proposed conversion of the Laboratory building to four apartments has been amended to the conversion of Laboratory Building and attached single storey building to a four-bedroom dwelling with garage/workshop.

Cllr Stone reported that the drain outside the Golden Lion is working extremely well and has been able to cope with the recent high levels of rainfall.

Cllr Stone requested assistance from the Town Council to install a new dog waste bin in the Mallards as the original bin has been relocated to Bridge Street. The clerk will contact Balfour Beatty to establish why the original bin in the Mallards has not been replaced.

**PH96/21 MINUTES OF PREVIOUS MEETING**

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 4<sup>th</sup> October 2021 be agreed and signed as a correct record.

**PH97/21 PLANNING**

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

**Application no & site address:** Planning Re-consultation – **190071**- Laboratory building rear of Barons Cross Lodge, Barons Cross Road, Leominster, Herefordshire HR6 8RS

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

**Applicant(s):** Mrs Jennifer Holliday

**Grid ref:** OS 348127, 258546

**Application type:** Planning Permission

**Comment:** No Objection

**Application no & site address:** Planning Consultation – **211524** – 65 Etnam Street, Leominster, Herefordshire HR6 8AE

**Description:** To erect a wooden garden shed within the curtilage of a listed building.

**Applicant(s):** Mr Paul Davies

**Grid ref:** OS 349876, 258957

**Application type:** Full Householder

**Comment:** No Objection

**Application no & site address:** Planning Consultation – **213514** – Vacant Site Adjacent to 54 Green Lane, Leominster, Herefordshire HR6 8QW

**Description:** Application for variation of condition 1 following grant of planning permission 202172 (Application for variation of condition 2 following grant of planning permission. 171903 (Proposed construction of a pair of semi-detached dwellings) To allow the design of the approved semi- detached houses to be amended) - To allow the access location to be changed from the approved position to the position of the original site access.

**Applicant(s):** Mr S Griffiths

**Grid ref:** OS 348822, 259113

**Application type:** Planning Permission

**Comment:** No Comment pending further information. Committee requested clarification on the position of the access road as it is unclear from the plans.

**Application no & site address:** Planning Consultation – **213638** – Mulberry Lodge, Etnam Street, Leominster, Herefordshire HR6 8AQ

**Description:** Proposed alterations and additions to existing property.

**Applicant(s):** Mr T Millichap

**Grid ref:** OS 349642, 258864  
**Application type:** Full Householder  
**Comment:** No Objection

**Application no & site address:** Planning Consultation – **213671** – 2 Burgess Gardens, Burgess Street, Leominster, Herefordshire HR6 8DG

**Description:** Works to make safe an Ash tree getting excessively low on to phone lines.

**Applicant(s):** Mr Mark Garner

**Grid ref:** OS 349476, 259136

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

**Comment:** No Comment pending further information. Committee requested that an email is sent to the Tree Officer as the intended works are not specified.

**Application no & site address:** Planning Consultation – **213692** – Leominster Nursing and Retirement Home, 44 Bargates, Leominster, Herefordshire HR6 8EY

**Description:** GC010078 Silver Birch. Overhanging limbs rowing toward building. Prune Specific Branches/Limbs. GC010081 Dead Tree Dead small tree on verge. Fell to Ground Level (Directional Fell) Fell small tree.

**Applicant(s):** Mr Dylan Grantham

**Grid ref:** OS 349345, 259053

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

**Comment:** No Objection. Committee requested that a new tree is planted to replace the dead tree as this is in an area of high traffic use and pollution.

**Application no & site address:** Planning Consultation – **213788** – Wellswood House, 149 Bargates, Leominster, Herefordshire, HR6 8QT

**Description:** Tree No. T1 (on Tree Survey), copper beech (*Fagus sylvatica purpurea*), part of Group 2 on TPO plan. It is proposed to have the tree pollarded, reducing both the height and width back to the fork junction.

**Applicant(s):** Mrs Deborah Ledbrook

**Grid ref:** OS 348925, 258988

**Application type:** Works to trees covered by TPO

**Comment:** No Objection

**Application no & site address:** Planning Consultation – **213764** – 1 Dishley Court, Ivington Road, Newtown, Leominster, Herefordshire HR6 8QD

**Description:** Replacement of the existing timber casement windows with proprietary powder coated slimline aluminium casement windows to match with the dark grey powder coated aluminium windows of the approved single storey extension.

**Applicant(s):** Mr Peter Harvey

**Grid ref:** OS 348389, 258087

**Application type:** Listed Building Consent

**Comment:** No Objection subject to Conservation Officer comments.



**Application no & site address:** Planning Consultation – **213677** – Dental Surgery, 16 Church Street, Leominster, Herefordshire HR6 8NQ

**Description:** Proposed internal and external improvements including roof works.

**Applicant(s):** Mr N Hume

**Grid ref:** OS 349746, 259148

**Application type:** Listed Building Consent

**Comment:** No Objection

**Application no & site address:** Planning Consultation – **213872** – 1 Woodfen Crescent, Leominster, Herefordshire HR6 8SS

**Description:** Works: Cedar and/or Giant Redwood (see site plan) Sever roots under damaged driveway surface causing nuisance (approx. minimum distance to tree is 9 metres).

**Applicant(s):** Mr Malcolm Clark

**Grid ref:** OS 348622, 258980

**Application type:** Works to trees covered by TPO

**Comment:** No Comment pending further information. Committee requested that a meeting is arranged, outside the property, between the Tree Officer and Cllr Rumsey, to assess the situation regarding the safety and heritage of the tree (LANP 9g).

**Application no & site address:** Planning Consultation – **213838** – 18 Merwald Close, Leominster, Herefordshire HR6 8FA

**Description:** Over a 2 year period, coppice most shrubs which have grown into trees and remove dead wood, dangerous branches and trees. Remove tree branches touching roofs of houses.

**Applicant(s):** Stonewater

**Grid ref:** OS 349205, 259753

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

**Comment:** No Comment pending further information. Committee requested a site meeting with Stonewater to assess the situation.

**Application no & site address:** Planning Consultation - **213830** – 25 West Street, Leominster, Herefordshire HR6 8EP

**Description:** New fascia signage to Specsavers corporate image.

**Applicant(s):** Mr Jonathan Hardy

**Grid ref:** OS 349524, 258969

**Application type:** Advertisement Consent

**Comment:** No Objection

- (b) **Herefordshire Local Plan** – Committee **RESOLVED** to form a Task and Finish Group consisting of Cllrs Bartlett, Herschy, Williams and Preece to consider the Herefordshire Local Plan and identify any areas for improvement. The group will initially meet on Friday 19<sup>th</sup> November 2021 at 9.30am in the Council Chamber.

(c) **Section 106** – Committee **RESOLVED** to submit the following questions, to the relevant officer, regarding the Section 106 process:

- What is Herefordshire Council's resource for spending S106 money?
- What is the average time lapse between completing heads of terms on S106 allocations and S106 money being spent?

## PH98/21 DECISIONS

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

### Leominster East

**Number:** P212863/F

**Current status:** Determination Made

**Decision:** Approved with Conditions

**Type:** Planning Permission

**Location:** The Forbury Residential Home, Church Street, Leominster, Herefordshire HR6 8NQ

**Proposal:** Proposed installation of a 58 panel solar PV system to the roof pitches of residential care home and associated buildings.

**Comment:** No Objection

### Leominster East

**Number:** P212864/L

**Current status:** Determination Made

**Decision:** Approved with Conditions

**Type:** Listed Building Consent

**Location:** The Forbury Residential Home, Church Street, Leominster, Herefordshire HR6 8NQ

**Proposal:** Proposed installation of a 58 panel solar PV system to the roof pitches of residential care home and associated buildings.

**Comment:** No Objection

### Leominster West

**Number:** P212882/J

**Current status:** Determination Made

**Decision:** Trees covered by TPO – Consent Granted

**Type:** Works to trees covered by TPO

**Location:** 20 Woodfen Crescent, Leominster, Herefordshire HR6 8SS

**Proposal:** T1 - Robinia - reduce the top crown down back to the original pruning points, remove any major deadwood over 40mm - reduce the outer limbs by 2-3m to balance the crown.

**Comment:** No Objection

### Luston / Bircher

**Number:** P212531/F

**Current status:** Determination Made

**Decision:** Approved with Conditions

**Type:** Planning Permission

**Location:** Mile End, Broad Lane, Leominster, Herefordshire HR6 0AL

**Proposal:** Proposed change of use of existing general purpose store to office accommodation for use in connection with existing building (incorporating associated operational development).

**Comment:** No Objection

## **PH99/21 HIGHWAYS AND PARKING MATTERS**

### **(a) Highway and Parking Matters**

There were no matters to report.

## **PH100/21 LICENCING MATTERS**

Committee noted that no licencing applications had been received.

## **PH101/21 DATE OF NEXT MEETING**

Committee noted that the next meeting would be held on Monday 22nd November 2021 commencing at **18:00 hours** in the Council Chamber, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 19.41 hours.

**CHAIR:**

**DATE:**