

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 1st August 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, Rosser and Williams.

OFFICERS PRESENT: Town Clerk, Democratic Services Officer.

ALSO PRESENT: Two members of the public.

PH44/22 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted by the Committee for Cllr Marsh (Holiday).

PH45/22 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

PH46/22 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.

PH47/22 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH48/22 QUESTIONS FROM THE PUBLIC

Two members of the public were present. One member of the public queried whether PROW anomalies would be included in the Town Council's response to the Local Plan 2021-2041 Place Shaping Consultation. The response was dealt with under PH50/22 (c).

PH49/22 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 4th July 2022 be agreed and signed as a correct record. (Proposed: Cllr Hanna, Seconded: Cllr Thomas Unanimous).

PH50/22 PLANNING

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

Comment: No Objection

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

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

Comment: No Objection

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

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

Comment: No Objection

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

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

Comment: No Objection

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

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

Comment: No Objection

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

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

Comment: No Objection

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

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

Comment: No Objection

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

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

Comment: No Objection provided that CCTV is installed at the site.

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

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

Comment: No Objection

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

(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

Comment: The comments from the committee remain the same as last time an application was submitted by the applicant:

Objection. Please refer to the proposed enforcement for non-compliance with 2011 plans.

Committee added the following comments:

Leominster town centre is benefitting from the multi-million pound High Street Heritage Action Zone Fund, which seeks to breathe new life into High Streets that are rich in heritage and potential. One of the projects is a review of listing building records and a Conservation Area Appraisal, to help to protect Leominster's architecture and **ensure that new developments are in keeping with Leominster's unique townscape**. This means that it is even more important to protect Leominster from poor development.

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

- (c) **Local Plan 2021-2041 Place Shaping Consultation** – Committee **RESOLVED** to submit the following response to Herefordshire Council regarding the Local Plan 2021-2041 Place Shaping Consultation:
 (Proposed: Cllr Hanna, Seconded: Cllr Thomas
 For: 6
 Abstentions: 1 (Cllr Rosser)).

Leominster

Which Option do you prefer?

The town council recognises that Option 1 is in the current Core Strategy but it has not made progress since 2009. It is not a realistic proposal, therefore Option 2, with some additions of potential brownfield sites (see *Other Options* below) that have already been identified, is the preferred option. This option could be implemented quickly to deliver houses that are much needed now releasing s106 monies. Nevertheless, a relief road is a must due to the air pollution on Bargates.

Smaller areas in order of preference.

1. Land at Westfield Walk
2. Land at Broad Street and the Fire Station (area 5)
3. Land North of The Rugg/Radnor View (area 4)
4. Marsh Street/Dales (area 6)

Other Options

1. Yes, brownfield sites that have been identified where businesses could be relocated to the industrial area of the town.
2. Various sites along Bridge Street that are currently business space that could be relocated to the industrial estate (3)
3. Land off Dishley Street (2) currently business use attracting large delivery vehicles in the centre of town.
4. Land at the former South Street petrol station.
5. Land at the bottom of Etnam Street/Worcester Road that is currently industrial.
6. All of these areas are suitable for mixed development.

The employment land identified in 1a and 1b must come forward as a matter of urgency.

What makes this area suitable for development and what type of development?

All of the above sites are within the town boundaries and moving the businesses will concentrate employment opportunities into the town's main employment area and reduce heavy traffic within the town.

Public Rights of Way Anomalies and Public Open Spaces

The town council note that there are numerous PROW anomalies. Public Rights of Way are important and these need to be corrected. (A list will be sent to Herefordshire Council and published on the town council website).

Rural Areas

Settlements

How should housing be distributed to the settlements in the county?

The most sustainable in each housing market area (Option 1b). The committee feel that the settlement of Luston should also be included on the list.

Settlements in Areas of Outstanding Natural Beauty and Conservation Areas
2. There should be a reduced growth target for these settlements, allowing for some proportional development (Option 2b).

Affordable housing, self-build and custom built housing

Yes, there should be a second tier of settlements, with new development limited to specific circumstance e.g. For affordable housing, self-build or custom built housing and there should be a policy within the Local Plan to support Neighbourhood Development Plans allocating sites for affordable housing, self-build, custom build and community led housing where robust evidence can be provided.

Proportional Growth – housing number distribution

Overall rural growth should be distributed to settlements by proportional development (Option 1).

Rural Employment

Yes, new scale employment provision should be directed towards those settlements named within the options and large scale employment could be situated within the open countryside.

PH51/22 DECISIONS

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

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.

PH52/22 HIGHWAYS AND PARKING MATTERS

(a) Highway and Parking Matters - To consider any parking and highway issues relating to the Parish of Leominster.

- Committee noted that a member of the public has reported issues regarding industrial traffic and noise pollution on the A44 to the clerk. The member of the

public has written to the Chief Executive at Herefordshire Council and requested that a noise impact assessment be completed as soon as possible.

- **Traffic Regulation Orders** – Committee noted that Herefordshire Council has employed an external company to progress the list of Traffic Regulation Orders around the town. The clerk has highlighted the following areas that require Traffic Regulation Orders:
 - Etnam Street (by Norfolk House)
 - Etnam Street / Worcester Road
 - Laundry Lane / Hereford Road
 - Rainbow Street (residents' parking)
 - School Road / The Priory (residents' parking)
 - Westfield Walk (residents' parking)
- It was reported that there are issues for individuals on mobility scooters trying to access Lloyds Bank as there are no dropped kerbs.
- It was reported that a contractor has cut down trees and left the brush on the bank at the bottom of Ryelands Road (opposite Holland Drive). The clerk will investigate the matter.

(b) **Possible deployment of Speed Indicator Device (SID) in Leominster** – Committee noted that Herefordshire Council's management of Speed Indicator Devices (SIDs) is currently under review as to how existing and new units can be provided, erected, maintained and removed safely on site. Cllr Bartlett will check on the current position with Herefordshire Council and the clerk will set a reminder to chase up progress of the review.

(c) **Extraordinary Market Towns Maintenance Fund** – Committee reviewed the list and **RESOLVED** to propose the following areas to spend the maintenance fund on:

- Rainbow Street – Tarmac resurfacing;
- Burgess Street – Tarmac resurfacing;
- West Street (from Bakery to Rainbow Street to include new kerbs and drainage scheme) – the resurfacing must be like Broad Street with HRA and red chippings to blend in with surroundings;
- Ryelands Road (from Aldi roundabout to Westfield Walk) – Tarmac resurfacing;
- A44 Mill Street from the level crossing to Morrisons – all Cat 2a and 2b potholes to be cut out and filled and service covers reset or enforced;
- South Street (from the Bingo Hall to the junction with Etnam Street).

(d) **Drainage issues on Leominster Industrial Estate** – Committee noted that a number of properties on Leominster Industrial Estate had been unable to obtain insurance cover due to flooding issues. Herefordshire Council has provided funding for flood gates to be erected. An annotated map highlighting the issues has been sent to Herefordshire Council and Balfour Beatty in order that measures can be taken to prevent a reoccurrence of the issues.

(e) **Levelling Up Fund** – Committee noted that a bid for £3.5 million has been submitted for the Leominster Public Realm and a decision on the outcome of the bid is due in October 2022.

PH53/22 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 5th September 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: