

# LEOMINSTER TOWN COUNCIL

## PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 22<sup>nd</sup> November 2021 commencing at 18:00 hours in the Council Chamber, 11 Corn Square, Leominster HR6 8YP

---

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

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

### PH102/21 APOLOGIES FOR ABSENCE

No apologies for absence were received.

### PH103/21 DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

### PH104/21 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.

### PH105/21 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

### PH106/21 QUESTIONS FROM THE PUBLIC

No members of the public were present.

### PH107/21 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 1<sup>st</sup> November 2021 be agreed and signed as a correct record.

### PH108/21 PLANNING

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

**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:** Objection until the extent of the works has been specified.

**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:** Objection until a site meeting is held between the Tree Officer and Cllr Rumsey to assess the situation regarding the safety and heritage of the tree. LANP9g Protection of the Wellingtonia trees that form the distinctive skyline of the town.

**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

**Comment:** No Objection

**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

**Comment:** No Objection. Committee raised a concern regarding the accessibility of the site for the residents of Leominster when there is little public transport in the town.

**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

**Comment:** Objection due to insufficient information regarding the roller shutter door and due to the scale of the build.

**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

**Comment:** No Comment until a meeting is held with the developer.

- (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 and were ratified at this meeting:

**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** – Committee noted that the Task and Finish Group met on 19<sup>th</sup> November 2021 to consider the questionnaire regarding the Herefordshire Local Plan. The Task and Finish Group will arrange a further meeting to complete the questionnaire.

**PH109/21 DECISIONS**

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

**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.

## **PH110/21 HIGHWAYS AND PARKING MATTERS**

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

- Cllr Williams queried when the yellow lines would be painted at the bottom of Green Lane under the TRO scheme. The clerk will chase this up with ADL Traffic & Highways Engineering Limited;
- Cllr Thomas reported parking issues near the Bridge Street junction;
- Cllr Herschy reporting parking issues at St. Botolphs Green and on the corner of Church Street. Concerns were raised as to whether emergency vehicles would be able to pass the parked vehicles. Cllr Herschy to contact the fire brigade to establish whether their vehicles would have access issues.

- (b) Laundry Lane Hereford Road junction Leominster – Committee RESOLVED** to support a request for a TRO for the introduction of double yellow lines at the junction.

## **PH111/21 LICENCING MATTERS**

Committee noted that no licencing applications had been received.

## **PH112/21 DATE OF NEXT MEETING**

Committee noted that the next meeting would be held on Monday 13<sup>th</sup> December 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 19.24 hours.

**CHAIR:**

**DATE:**