



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Wednesday 16th November 2022

To: All Members of the Planning & Highways Committee:
Councillors Herschy (Chair), Thomas (Vice-Chair), Bartlett, Hanna, Jacquet, Marsh,
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 21st November 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 31st October 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 – **223575** – The Coach House, The Grange, Leominster, Herefordshire HR6 8NP

Description: T1 - Prunis cerasifera altopurpurea. Crown reduction by max. 40% as tree is becoming oversized for its location to the detriment of surrounding flora.

Applicant(s): Mrs Rosemary Verity

Grid ref: OS 349752, 259124

Application type: Works to Trees in a Conservation Area

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

Application no & site address: Planning Consultation – **223450** – 1 Dishley Court, Ivington Road, Newtown, Leominster, Herefordshire HR6 8QD

Description: Proposed erection of an outbuilding to create a Garden Room.

Applicant(s): Mr Peter Harvey

Grid ref: OS 348389, 258087

Application type: Full Householder

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

Application no & site address: Planning Consultation – **222944** – 1 Old Hall Cottages, Brierley, Leominster, Herefordshire HR6 0NU

Description: Replacement of existing windows on front elevation with like-for-like design with the addition of heritage double glazing.

Applicant(s): Ms Jenny Fowler

Grid ref: OS 349702, 255962

Application type: Listed Building Consent

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

Application no & site address: Planning Consultation – **223187** – Rosedale House, Widgeon Hill Farmhouse, Hamnish, Leominster, Herefordshire HR6 0QN

Description: Proposed first floor side window.

Applicant(s): Mr & Mrs Alderson

Grid ref: OS 352044, 259069

Application type: Full Householder

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

Application no & site address: Planning Re-Consultation – **183858** – 29-31 South Street, Leominster, Herefordshire HR6 8JQ

Description: Proposed conversion and change of use of No. 29 South Street from retail unit to single residential apartment. Alterations to commercial unit at No. 31.

Applicant(s): Mr Garry Mansell

Grid ref: OS 349618, 258768

Application type: Planning Permission

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

Application no & site address: Planning Consultation – **223280** – 26 Broad Street, Leominster, Herefordshire HR6 8BS

Description: Proposed works to carry out repairs to the external of the site. Works include window repairs, parapet realignment, repointing, repainting and removal of decorative timber moulding.

Applicant(s): Ms Helen Watkins

Grid ref: OS 34965, 259208

Application type: Listed Building Consent

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

- (b) **Local Plan 2021 – 2041 – Rural Spatial Strategy and Settlement Hierarchy Workshop** – To receive a verbal update from the clerk regarding the online event held on 15th November 2022.

8. DECISIONS

The following planning decisions had been received from Herefordshire Council. This list covers the period since publishing the last agenda until 11th November 2022.

Leominster East

Number: P222171/FH

Current status: Determination Made

Decision: Approved with Conditions

Type: Full Householder

Location: The Lawns, Pinsley Road, Leominster, Herefordshire HR6 8NW

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

Comment: No Objection

Leominster East

Number: P221920/F

Current status: Determination Made

Decision: Approved with Conditions

Type: Planning Permission

Location: Café 26, West Street, Leominster, Herefordshire HR6 8ES

Proposal: Removal of existing shopfront and replacement with traditional shopfront.

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.

Leominster East

Number: P221921/L

Current status: Determination Made

Decision: Approved with Conditions

Type: Listed Building Consent

Location: Café 26, West Street, Leominster, Herefordshire HR6 8ES

Proposal: Removal of existing shopfront and replacement with traditional shopfront.

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.

Leominster East

Number: P222855/F

Current status: Determination Made

Decision: Approved with Conditions

Type: Planning Permission

Location: 3 Broad Street, Leominster, Herefordshire HR6 8BT

Proposal: Proposed repair and overhaul of existing sash windows, replacement of 3 no. modern window and re-felting of flat roof areas to rear.

Comment: As Leominster Town Council is a partner of the High Street Heritage Action Zone Project, it will not be commenting on this application. Members of the public are free to make recommendations through the relevant channels.

Leominster East

Number: P222856/L

Current status: Determination Made

Decision: Approved with Conditions

Type: Listed Building Consent

Location: 3 Broad Street, Leominster, Herefordshire HR6 8BT

Proposal: Proposed repair and overhaul of existing sash windows, replacement of 3 no. modern window and re-felting of flat roof areas to rear.

Comment: As Leominster Town Council is a partner of the High Street Heritage Action Zone Project, it will not be commenting on this application. Members of the public are free to make recommendations through the relevant channels.

Leominster South

Number: P223186/PA1

Current status: Determination Made

Decision: Prior Approval Not Required

Type: Home Notification - Prior Approval

Location: 45 Sandpits, Leominster, Herefordshire HR6 8HT

Proposal: Proposed single storey rear extension which will extend beyond the rear wall of the dwelling house by 4.8 metres. The maximum height of the

enlarged part of the dwelling house is 2.5 metres and the height of the eaves of the enlarged part of the dwelling house is 2.5 metres.

Comment: No Comment

9. HIGHWAYS AND PARKING MATTERS

- (a) **Highway and Parking Matters** - To consider any parking and highway issues relating to the Parish of Leominster.
- (b) **Public Path Diversion Order for Footpath ZC85 (Part) Leominster** – To note the Notice of Confirmation and Certification, Confirmed and Certified Order and Order Plan for footpath ZC85 (Part) Leominster. Please see supporting documents.
- (c) **Public Path Extinguishment Order for Footpath ZC89 (Part) Leominster** – To note the Notice of Confirmation, Confirmed Order and Order Plan for footpath ZC89 (Part) Leominster. Please see supporting documents.

10. LICENCING MATTERS

To discuss responding to the following licensing application in accordance with the Licencing Act 2003.

Premise Name	Premise address	Max Time	Consultation Period	Current Licences
Il Vigneto,	45 West Street Leominster HR6 8EP	<p>Live Music (Indoors) Friday – Saturday 19:00 – 21:00</p> <p>Recorded Music (Indoors) & Sale/Supply of Alcohol (consumption on and off the premises) Tuesday – Thursday 12:30 – 22:30 Friday – Saturday 13:00 – 23:00 Sunday 12:30 – 22:30</p>	<p>Start 29.10.2022 End 26.11.2022</p>	<p>Proposed DPS Michele Toniolo PL3574 Herefordshire Council</p>

11. DATE OF NEXT MEETING

The next meeting will be held on Monday 12th December 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 31st October 2022 commencing at 19:00 hours in the Council Chamber, 11 Corn Square, Leominster HR6 8YP

MEMBERS PRESENT: Councillors Herschy (Chair) (19.02), Thomas (Vice-Chair), Bartlett, Hanna, Jacquet, Marsh and Williams.

Cllr Thomas acted as Chair for the meeting as Cllr Herschy had advised that she would be late.

OFFICERS PRESENT: Town Clerk, Democratic Services Officer.

ALSO PRESENT: One member of the public.

PH75/22 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted by the Committee for Cllr Rosser (Work) and Cllr Herschy who had advised that she would be late. Cllr Herschy joined the meeting at 19.02.

PH76/22 DECLARATIONS OF INTEREST

The following declaration of interest was declared prior to the application being considered (as Cllr Herschy had not arrived at this stage of the meeting):
Planning Application 222798 – Cllr Herschy (Acquaintance).

PH77/22 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.

PH78/22 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH79/22 QUESTIONS FROM THE PUBLIC

One member of the public was present. No matters were raised.

PH80/22 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 3rd October 2022 be agreed and signed as a correct record. (Proposed: Cllr Bartlett, Seconded: Cllr Hanna Unanimous).

PH81/22 PLANNING

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

Application no & site address: Planning Consultation – **223317** – 4 Grange House, The Grange, Leominster, Herefordshire HR6 8AE

Description: T1: Corsican Pine - thin the overall crown by approx. 10-15% and remove deadwood over and including 40mm. Supply and fit new 4ton cobra bracing kit at approx. same height as the existing metal one.

Applicant(s): Ms Hilary Myers Currie

Grid ref: OS 34986, 259027

Application type: Works to Trees in a Conservation Area

Comment: No Objection

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

Application no & site address: Planning Consultation – **222978** – Units 11-14 and 21-24 (sites known as building 1 and building 2), Croft Business Park, Leominster, Herefordshire HR6 0QF

Description: Proposed variation of condition 2 of planning permission 89510 (Erection of light industrial units on land to the rear of English Estates, Southern Avenue, Leominster) - to allow for different cladding material.

Applicant(s): Mr James Hinton

Grid ref: OS 350108 - 258245

Application type: Planning Permission

Comment: Objection. There is no evidence that the unresolved issues, including drainage, in the earlier application have been dealt with.

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

Application no & site address: Planning Consultation – **222798** – 17 Ridgemoor Road, Leominster, Herefordshire HR6 8EJ

Description: Proposed single storey rear extension to form conservatory. With glass sloping roof with opening lights. Matching brickwork to side and rear elevation with bi-fold and personal door.

Applicant(s): Ms Petrina Allen

Grid ref: OS 349522, 259677

Application type: Full Householder

Comment: No Objection

(Proposed: Cllr Williams, Seconded: Cllr Bartlett For: 6 Abstention: 1).

Application no & site address: Planning Consultation – **220960** – Petrol Filling Station, Leominster Service Area, Ludlow Road, Leominster, Herefordshire HR6 0DQ

Description: Proposed installation of 6 no. chargers and associated infrastructure. Substation with enclosure. 3 no. jet wash bays (two covered).

Applicant(s): Motor Fuel Group Ltd.

Grid ref: OS 350170, 259629

Application type: Planning Permission

Comment: Objection. The application is in the neighbouring parish to Leominster. The town council are in favour of the chargers but object due to loss of trees and the site being too close to the river. It is not clear what will happen to the waste water.

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

Application no & site address: Planning Consultation – **223054** – Land at Manor Farm, Monkland, Leominster, Herefordshire HR6 9DB

Description: Proposed redevelopment of existing redundant farm buildings to create six dwellings.

Applicant(s): Callow Developments Ltd

Grid ref: OS 346075, 257637

Application type: Planning Permission

Comment: Objection. This application is in a neighbouring parish. Leominster Town Council supports the ecologists report and has concerns about phosphates in the river which will affect Leominster.

(Proposed: Cllr Herschy, Seconded: Cllr Jacquet

For: 6

Abstention: 1).

Application no & site address: Planning Consultation – **223055** – Land at Manor Farm, Monkland, Leominster, Herefordshire HR6 9DB

Description: Proposed redevelopment of existing redundant farm buildings to create six dwellings.

Applicant(s): Callow Developments Ltd

Grid ref: OS 346075, 257637

Application type: Listed Building Consent

Comment: Objection. This application is in a neighbouring parish. Leominster Town Council supports the ecologists report and has concerns about phosphates in the river which will affect Leominster.

(Proposed: Cllr Herschy, Seconded: Cllr Jacquet

For: 6

Abstention: 1).

Application no & site address: Planning Consultation – **223338** – 38 Radnor View Leominster, Herefordshire HR6 8TF.

Description: Proposed single storey glazed extension.

Applicant(s): Mrs C Hunt

Grid ref: OS 348788, 259276

Application type: Full Householder

Comment: No Objection

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

Application no & site address: Planning Consultation – **223357** -41High Street, Leominster, Herefordshire HR6 8LZ.

Description: Proposed works to carry out repairs to the external structure, repair and replacement of windows and installation of conservation roof lights to a listed building.

Applicant(s): Mr Martin Nicholas

Grid ref: OS 349633, 259006

Application type: Planning Permission

Comment: As Leominster Town Council is a partner of the High Street Heritage Action Zone Project, 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 – **223358** -41High Street, Leominster, Herefordshire HR6 8LZ.

Description: Proposed works to carry out repairs to the external structure, repair and replacement of windows and installation of conservation roof lights to a listed building.

Applicant(s): Mr Martin Nicholas

Grid ref: OS 349633, 259006

Application type: Listed Building Consent

Comment: As Leominster Town Council is a partner of the High Street Heritage Action Zone Project, 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 – **222318** – 243 Ridgemoor Road, Leominster, Herefordshire HR6 8UJ.

Description: Proposed storage container for the sole purpose of personal storage ancillary to the main house.

Applicant(s): Mr Gary Meddings

Grid ref: OS 349345, 259773

Application type: Full Householder

Comment: Objection as the proposal is detrimental to the amenity value of the area LANP 8. It affects both householders and people using the footpath. (Proposed: Cllr Williams, Seconded: Cllr Marsh Unanimous).

(b) **Section 106** – Committee noted that the clerk received the following responses to queries raised regarding S106 agreements at the Mayor’s meeting:

- S106 highways funding for Leominster has been provided by Homes England and £69000 has been used on the pelican crossing at Barons Cross;
- The S106 funding allocated to sports facilities has been allocated to cricket development at the Dales site and cannot be used to raise match funding for the refurbishment of the skate park. If the development of the cricket facilities does not take place it will be noted that the skate park requires refurbishment;
- All of the S106 funding allocated to the Ropewalk play area has to be used on the play area. Some of the funds could be used to enforce a no parking area. It was suggested that the developer is contacted to ask if some of the funds can be used to benefit other areas in the town. Cllr Marsh will establish who the developer was in order that enquiries can be made;

- It is very rare for works funded by S106 to come in under budget. If it does the money is paid back to the developer.

- (c) **Local Plan 2021 – 2041 – Rural Spatial Strategy and Settlement Hierarchy Workshop** – Committee noted that Cllr Herschy will attend the online event on 15th November 2022.

PH82/22 DECISIONS

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

Leominster East

Number: P214355/F

Current status: Determination Made

Decision: Approved with Conditions

Type: Planning Permission

Location: Plot 6 Leominster Enterprise Park, Brunel Road, Leominster, Herefordshire HR6 0LX

Proposal: Proposed erection of trade counter with display area and warehouse building, associated vehicle parking and secure external compound.

Comment: No Objection but the town council would encourage a landscaping scheme to meet biodiversity requirements.

Leominster South

Number: P222440/FH

Current status: Determination Made

Decision: Approved with Conditions

Type: Full Householder

Location: 4 Robins Way, Leominster, Herefordshire HR6 8FT

Proposal: Proposed free standing, non-permanent home office/studio.

Comment: No Objection

Leominster South

Number: P202785/F

Current status: Determination Made

Decision: Approved with Conditions

Type: Planning Permission

Location: Land To The Rear Of The Nook, Etnam Street, Leominster HR6 8AL

Proposal: Proposed variation of condition 2 of planning permission 140007 (as subsequently varied by 141235/F)(Construction of a terrace of four cottages) change to position of building.

Comment: The original planning was granted in 2014 with No Comment from the Town Council. The original application is believed to be for pedestrian access only through the narrow entrance that passes under a property on Etnam Street that doesn't allow for larger vehicle access and is constantly damaged both on the walls and on the bottom of the upstairs bedroom. Access also requires pulling across the pavement near to the Zebra crossing. There are also concerns about the surface drainage from this development and the lack of access for emergency services.

Leominster South**Number:** P213450/F**Current status:** Determination Made**Decision:** Approved with Conditions**Type:** Planning Permission**Location:** Land at Dishley Court, Newtown, Leominster, Herefordshire**Proposal:** Proposed development of 2 detached dwellings.**Comment:** No Objection providing the stipulations from residents regarding access and drainage are met.

The application conflicts with the Leominster Area Neighbourhood Plan LANP 3f. with regards to preserving hedges and trees and 3g. that proposals should not result in the loss of small green areas or gardens that make an important contribution to the character of an area but Newtown is not mentioned in LANP 4 as a settlement.

PH83/22 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:
- Cllr Herschy advised that she had been contacted by a member of the public regarding parking issues in Kenwater Close. Cllr Herschy will obtain copies of parking advisory letters from the clerk. Cllr Thomas will write a short article on parking issues for inclusion in the next edition of Leominster News.
 - It was reported that a horse chestnut tree near the Community Centre has fallen down and needs to be removed. It was noted that a replacement tree should be planted.
 - Concerns were raised regarding the condition of the tree at the bottom of Broad Street.
- (b) **Public Footpath Diversion Order for Footpath ZC24(part)** – Committee **RESOLVED** to submit the following comments to Herefordshire Council – No Objection – support the proposals.
(Proposed: Cllr Herschy, Seconded: Cllr Hanna Unanimous).
- (c) **Request from Kingsland Parish Council to support Cobnash village signage** – Committee **RESOLVED** to send a letter of support to Kingsland Parish Council, regarding a request from Cobnash residents, for village name signs for their settlement.
(Proposed: Cllr Thomas, Seconded: Cllr Jacquet Unanimous).
- (d) **Extraordinary Market Towns Maintenance Fund** – Committee noted the update from Balfour Beatty regarding the progress of works to be covered by the Extraordinary Market Towns Maintenance Fund. The clerk will advise Balfour Beatty that the Town Council would like a 20mph speed limit in West Street.
- (e) **20 Miles Per Hour Zones** – Committee noted that Herefordshire Council has some funding to introduce 20mph zones. Herefordshire Council will be sending

out an 'Expression of Interest' to parish councils in due course. Cllr Bartlett has already notified Herefordshire Council of the requirement for a 20mph zone along Etnam Street.

- (f) **Etnam Street Pavements** – Committee noted concerns raised regarding the condition of the pavements along Etnam Street and that there had been a couple of accidents involving mobility scooters. Committee noted that funds may be available, to improve the pavements, from the Extraordinary Market Towns Maintenance Fund or through the Levelling Up Fund.

PH84/22 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 21st November 2022 in the Council Chamber, 11 Corn Square, Leominster, HR6 8YP commencing at 7:00pm.

There being no other business the meeting closed at 20.48 hours.

CHAIR:

DATE: