

# LEOMINSTER TOWN COUNCIL

## PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 31<sup>st</sup> October 2022 commencing at 19:00 hours in the Council Chamber, 11 Corn Square, Leominster HR6 8YP

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**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 3<sup>rd</sup> 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 15<sup>th</sup> 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 21<sup>st</sup> 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:**