



# LEOMINSTER TOWN COUNCIL

## PLANNING & HIGHWAYS COMMITTEE

Tuesday 26<sup>th</sup> May 2020

To: All Members of the Planning & Highways Committee:  
Councillors Rosser (Chair), Williams (Vice-Chair), Herschy, Parris, Preece,  
Rumsey and Thomas.  
(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 1<sup>st</sup> June 2020 commencing at 19:00 hours** via 'Zoom' on the following dedicated link:

**Meeting ID: 834 7223 2128**

Press and public are cordially invited to attend. Those wishing to join the meeting should contact the clerk on [townclerk@leominstertowncouncil.gov.uk](mailto:townclerk@leominstertowncouncil.gov.uk) in advance for the meeting password.

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



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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 4th May 2020.

**7. PLANNING**

**(a) Planning applications** – The following applications have been received from the Planning Authority and require comment:

<b>APPLICATION NO &amp; SITE ADDRESS:</b>	Planning Consultation - 200523 - Alexander And Duncan, Southern Avenue, Leominster, Herefordshire, HR6 0QB
<b>DESCRIPTION:</b>	Proposed replacement building.
<b>APPLICANT(S):</b>	Mr Simon Amos
<b>GRID REF:</b>	OS 349836, 257959
<b>APPLICATION TYPE:</b>	Planning Permission
<b>WEBSITE LINK:</b>	<a href="http://www.herefordshire.gov.uk/search/planningapplications">http://www.herefordshire.gov.uk/search/planningapplications</a>

<b>APPLICATION NO &amp; SITE ADDRESS:</b>	Planning Consultation - 200642 - 31 Bridge Street, Leominster, Herefordshire, HR6 8DU
<b>DESCRIPTION:</b>	Proposed loading bay attached to the existing building
<b>APPLICANT(S):</b>	Mr N Goodwin
<b>GRID REF:</b>	OS 349505, 259408
<b>APPLICATION TYPE:</b>	Planning Permission
<b>WEBSITE LINK:</b>	<a href="http://www.herefordshire.gov.uk/search/planningapplications">http://www.herefordshire.gov.uk/search/planningapplications</a>



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**APPLICATION NO & SITE ADDRESS:** Planning Consultation - 201424 - 110 Bridge Street, Leominster, HR6 8DZ  
**DESCRIPTION:** Pollard two ash trees, due to over shading of two gardens and trees too big for gardens.  
**APPLICANT(S):** Ms Faye Mccardle  
**GRID REF:** OS 349402, 259716  
**APPLICATION TYPE:** Works to Trees in a Conservation Area  
**WEBSITE LINK:** <http://www.herefordshire.gov.uk/searchplanningapplications>

**APPLICATION NO & SITE ADDRESS:** Planning Consultation - 200852 - Hillcrest, 143 Bargates, Leominster, Herefordshire, HR6 8QS  
**DESCRIPTION:** Reduce 3 leylandii trees by 50%.  
**APPLICANT(S):** Mrs Carolyn Kenyon Jackson  
**GRID REF:** OS 348986, 258984  
**APPLICATION TYPE:** Works to Trees in a Conservation Area  
**WEBSITE LINK:** <http://www.herefordshire.gov.uk/searchplanningapplications>

**APPLICATION NO & SITE ADDRESS:** Planning Consultation - 201468 - Grange Court, The Grange, Leominster, Herefordshire, HR6 8NL  
**DESCRIPTION:** T1 - Austrian Pine tree to remove any hazardous dead or hanging snapped out branches. Crown thin by 20-30% removing branches no larger than 80mm, to reduce weight loading and lessen wind resistance.  
**APPLICANT(S):** Mr Martin Baines  
**GRID REF:** OS 349890, 259079  
**APPLICATION TYPE:** Works to Trees in a Conservation Area  
**WEBSITE LINK:** <http://www.herefordshire.gov.uk/searchplanningapplications>

#### 8. DECISIONS

The following planning decisions had been received from Herefordshire Council.

**Leominster West**

**Number:** P200099/FH

**Current status:** Determination Made



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**Type:** Full Householder

**Location:** 70b Bargates Leominster Herefordshire HR6 8QS

**Proposal:** Proposed conversion of garage to bedroom and single storey extension.

**Decision:** Approved with Conditions

#### **Leominster East**

**Number:** P201258/PA7

**Current status:** Determination Made

**Decision:** Prior Approval Not Required

**Type:** All others - Prior Approval

**Location:** Land West of Widgeon Hill Leominster Herefordshire

**Proposal:** notification of agricultural development - excavation/waste material - pond extension to hold flood water.

#### **9. HIGHWAYS AND PARKING MATTERS**

- (a) Highway & Parking Matters** – To consider any parking and highway issues relating to the Parish of Leominster.
- (b) Speeding incidents** – To consider the increasing number of reported speeding/racing incidents in the town.
- (c) Cycling and Walking COVID-19 response** – To consider the possibility of Herefordshire Council being able to introduce Temporary Traffic Regulation Orders to aid social distancing and cycling within the town.

#### **10. LICENCING MATTERS**

No licencing applications have been received to consider.

#### **11. DATE OF NEXT MEETING**

The next meeting will be held on Monday 22nd June 2020 either via Zoom or dependent on social distancing restrictions being lifted, in the Council Offices, 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 4th May 2020 commencing at 19:00 hours remotely via Zoom.

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**MEMBERS PRESENT:** Councillors Rosser (Chair), Williams (Vice-Chair), Herschy, Parris, Preece, Rumsey (19.08) and Thomas.

**ALSO PRESENT:** Ward Cllrs Bartlett and Norman

**OFFICER PRESENT:** Town Clerk.

**PH01/20 APOLOGIES FOR ABSENCE**

No apologies were received

**PH02/20 DECLARATIONS OF INTEREST**

The following Declarations of Interest were made:

- Cllr Preece ref. Planning item 193458
- Cllr. Rumsey ref. Planning item 200480

**PH03/20 HEREFORDSHIRE COUNCIL MEMBERS**

Herefordshire Council members were in attendance in an advisory role and were not involved in any decision making.

**PH04/20 REQUESTS FOR DISPENSATIONS**

No requests for dispensation had been received.

**PH05/20 QUESTIONS FROM THE PUBLIC**

Cllr. Norman informed the Committee that she welcomed the Barons Cross Crossing proposal but stated that clear signage must be part of the scheme, especially on the approach to the junction before the crossing, as traffic tends to approach the junction at high speed. Cllr. Norman also raised concerns that the sewer proposal from the West Winds development may put increased pressure on the sewers within the town but supported the possibility, should the Committee agree, that the wildflower meadow at Ginhall Green be increased in size following the works as it would be a good opportunity to carry this out. She also raised the issue of increased fly tipping at Barons Cross Camp, as the gates and the concrete blocks had been removed. At present the recycling centres in the county are closed, due to COVID-19 social distancing restrictions, which isn't helping the situation.

Cllr. Bartlett welcomed the possibility of extending the wildflower meadow at Ginhall Green. She also expressed concerns regarding the knock-on effect of adding an additional sewer to the system in Leominster and stated the importance of clear signage for the proposed Barons Cross Crossing scheme.

Cllrs. Bartlett and Norman then left the meeting.

**PH06/20 MINUTES OF PREVIOUS MEETING**

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 2<sup>nd</sup> March 2020 be agreed and will be signed as a correct record when social distancing restrictions are lifted.

**PH07/20 PLANNING**

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

- APPLICATION NO & SITE ADDRESS:** Planning Consultation - 200882 - Cae Onnen, Ashfield Lane, Leominster, Herefordshire, HR6 8RG
- DESCRIPTION:** Proposed garage and store to replace existing garage.
- COMMENT:** No Objection
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- APPLICATION NO & SITE ADDRESS:** Planning Re-consultation - 200480 - 4 Sunningdale, Bridge Street, Leominster, Herefordshire, HR6 8EH
- DESCRIPTION:** Proposed two storey (East) side extension and two storey rear extension
- COMMENT:** Objection due to size of development and the Leominster Area Neighbourhood Plan Objective 3. Viii: Discourage infilling of green spaces such as gardens.
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- APPLICATION NO & SITE ADDRESS:** Planning Consultation - 201191 - Broadward Lodge, Broadward, Leominster, Herefordshire HR6 8QG
- DESCRIPTION:** Proposed replacement of windows and door together with replacement of defective conservatory roof.
- COMMENT:** No Objection
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- APPLICATION NO & SITE ADDRESS:** Planning Consultation - 200874 - The Gables, 110A Bridge Street, Leominster, HR6 8DZ
- DESCRIPTION:** Proposed free standing single storey studio in rear garden, replacing existing workshop/garage.
- COMMENT:** Objection due to size of the replacement building and the Leominster Area Neighbourhood Plan Objective 3. viii: Discourage infilling of green spaces such as gardens.

## **PH08/20 DECISIONS**

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

### **Leominster North & Rural**

#### **193808** Planning Permission

31/10/2019 Land at Portley House, North Road, Leominster, Herefordshire  
Proposed demolition of existing warehouse and provision of compound for self-storage units.

**Decision Date:** 03/03/2020

**Comment:** No objection

**Decision:** Approved with Conditions

### **Leominster East**

#### **193025** Planning Permission

22/08/2019 Priory Croft, School Road, Leominster, Herefordshire, HR6 8NJ  
Proposed change of use from dwelling to residential, institutional; bedroom accommodation.

**Decision Date:** 13/03/2020

**Comment:** No Comment

**Decision:** Approved with Conditions

### **Leominster East**

#### **193213** Planning Permission

11/10/2019 13 Broad Street, Leominster, Herefordshire, HR6 8BZ  
Proposed conversion of former bank into solicitors office with;internal works and replacement of flat roof and skylights to the rear;of the building.

**Decision Date:** 20/03/2020

**Comment:** Support the application.

**Decision:** Approved with Conditions

### **Leominster East**

#### **193214** Listed Building Consent

11/10/2019 13 Broad Street, Leominster, Herefordshire, HR6 8BZ  
Proposed conversion of former bank into solicitors office with internal works and replacement of flat roof and skylights to the rear of the building.

**Decision Date:** 20/03/2020

**Comment:** Support the application.

**Decision:** Approved with Conditions

### **Leominster East**

#### **194439** Full Householder

30/01/2020 13 Caswell Crescent, Leominster, Herefordshire, HR6 8BE  
Two storey side extension to existing house. Extra living/dining room on lower floor. Extra bedroom with en-suite on upper floor.

**Decision Date:** 24/03/2020

**Comment:** No Objection

**Decision:** Approved with Conditions

### **Leominster South**

**200314** Certificate of Lawfulness (CLOPD)

30/01/2020 6 The Old Brickyard, Leominster, Herefordshire, HR6 8RW

Proposed double garage.

**Decision Date:** 26/03/2020

**Comment:** No Comment

**Decision:** Approved with Conditions

### **Leominster South**

**200471** Works to Trees in a Conservation Area

12/02/2020 Land adjacent to, 159 Bargates, Leominster, HR6 8QT

Lime - decay present at base as indicated by dead bark and mallet sounding. Pollarded at 5m. Repollard

**Decision Date:** 24/03/2020

**Comment:** No Comment

**Decision:** Planning Permission Not Required

### **Leominster South**

**200171** Works to trees covered by TPO

02/03/2020 9a Beech Terrace, Leominster, Herefordshire, HR6 8LE

Reduce height and width of Copper Beech tree in the driveway to 9a Beech Terrace.

**Decision Date:** 02/04/2020

**Comment:** No Objection subject to the Tree Officer approval.

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

### **Leominster East**

**200380** Full Householder

06/02/2020 Tickbridge Farm, Tickbridge Lane, Hamnish, Leominster, Herefordshire, HR6 0QL

Erection of Detached Garage

**Decision Date:** 31/03/2020

**Comment:** No Objection

**Decision:** Approved

### **Leominster South**

**200181** Planning Permission

22/01/2020 Morrisons Supermarket, Leominster, Herefordshire, HR6 8RH

Erection of a customer collections and return pod, including access, landscaping, servicing arrangements and plant.

**Decision Date:** 14/04/2020

**Comment:** No Objection

**Decision:** Approved with Conditions



## **Leominster East**

### **200742 Works to Trees in a Conservation Area**

03/03/2020 Grange Court, The Grange, Leominster, Herefordshire, HR6 8NL

Proposed works to Laburnum (T1) Cut back branches over water fountain.;Laburnum (T2) Remove - too many trees close together. Prunus (T3);Light pruning to shape tree in its space. Tulip Tree (T4) Remove;sucker. Thuja (T5) This tree has fallen over onto Blue Spruce (T6) and needs to be cutback to provide space for Blue Spruce

**Decision Date:**17/04/2020

**Comment:** No Objection

**Decision:** Trees in Cons Area Works Can Proceed

## **PH09/20 CONFIDENTIAL ITEMS**

- The request to consider a disabled parking bay in a residents parking zone was withdrawn by the resident prior to the meeting.

## **PH10/20 HIGHWAYS AND PARKING MATTERS**

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

- Councillor Thomas reported that there was an issue outside the Barons Cross Public House, where the road is higher than the footway. It was **RESOLVED** to ask Balfour Beatty to investigate the possibility of installing a protective barrier to be funded by s106 monies.

### **(b) Barons Cross Pedestrian Crossing**

- Councillors supported the plans for the new crossing at Barons Cross. Concerns were raised that the signage should extend to Barons Cross Road on the Leominster side of the junction.

### **(c) Planned Sewer Access to Godiva Road**

- Councillors considered the plan and it was proposed by Cllr. Williams and seconded by Cllr.Rumsey and **RESOLVED** to allow the developer to install the sewer across Ginhall Green and use the opportunity to enlarge the wildflower meadow. It is believed that Welsh Water have not objected to the proposal.

## **PH11/20 LICENCING MATTERS**

No licencing applications have been received to consider.

## **PH12/20 DATE OF NEXT MEETING**

Committee noted that the next meeting would be held on Monday 1<sup>st</sup> June 2020 commencing at 7:00pm either remotely via Zoom or in the Council Offices, 11 Corn Square, Leominster, HR6 8YP.

There being no other business the meeting closed at 19.53 hours.

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**CHAIR:**

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**DATE:**