



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Monday 27th April 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 4th May 2020 commencing at 19:00 hours** via 'Zoom' on the following dedicated link:

Meeting ID: 789 7325 2013

Press and public are cordially invited to attend. Those wishing to join the meeting should contact the clerk on j.debbage@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 2nd March 2020. Note that meetings scheduled for 23rd March 2020 and 6th April 2020 were cancelled due to Government restrictions.

7. PLANNING

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

| | |
|---|---|
| APPLICATION NO & SITE ADDRESS: | Planning Consultation - 200882 - Cae Onnen, Ashfield Lane, Leominster, Herefordshire, HR6 8RG |
| DESCRIPTION: | Proposed garage and store to replace existing garage. |
| APPLICANT(S): | Ms Julia Newman |
| GRID REF: | OS 348846, 258892 |
| APPLICATION TYPE: | Full Householder |
| WEBSITE LINK: | http://www.herefordshire.gov.uk/searchplanningapplications |

| | |
|---|---|
| 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 |
| APPLICANT(S): | Mr Ben Price |
| GRID REF: | OS 349425, 259582 |
| APPLICATION TYPE: | Full Householder |
| WEBSITE LINK: | http://www.herefordshire.gov.uk/searchplanningapplications |



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|---|---|
| APPLICATION NO & SITE ADDRESS: | Planning Consultation - 201191 - Broadward Lodge, Broadward, Leominster, Herefordshire HR6 8QG |
| DESCRIPTION: | Proposed replacement windows and door together with replacement of defective conservatory roof. |
| APPLICANT(S): | Mr. & Mrs. A Rowley |
| GRID REF: | OS 349744, 257165 |
| APPLICATION TYPE: | Listed Building Consent |
| WEBSITE LINK: | http://www.herefordshire.gov.uk/searchplanning applications |

8. DECISIONS

The following planning decisions had been received from Herefordshire Council.

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.



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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



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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

9. CONFIDENTIAL ITEMS

Certain items are expected to include the consideration of exempt information and the Planning & Highways Committee is, therefore, recommended to resolve "That, in accordance with Section 100A(4) of the Local Government Act 1972, the public be excluded during the discussion of the matters referred to in the items listed below, on the grounds that they involve the likely disclosure of exempt information, as defined in the respective paragraph of Part 1 of Schedule 12A of the Act, and the public interest in maintaining the exemption outweighs the public interest in disclosing the information".

- (a) To consider a request for a disabled parking bay in a residents parking zone. Please see the attached confidential report.

10. HIGHWAYS AND PARKING MATTERS

- (a) **Highway & Parking Matters** – To consider any parking and highway issues relating to the Parish of Leominster.
- (b) **Barons Cross Pedestrian Crossing** – To consider the attached plan.
- (c) **Planned sewer access to Godiva Road** – To consider the attached proposal.

10. LICENCING MATTERS

No licencing applications have been received to consider.

11. DATE OF NEXT MEETING

The next meeting will be held on Monday 1st 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 2nd March 2020 commencing at 19:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

MEMBERS PRESENT: Councillors Rosser (Chair), Herschy, Parris, Preece, Rumsey and Thomas.

OFFICER PRESENT: Town Clerk Designate.

PH136/19 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr Williams (Vice-Chair),

PH137/19 DECLARATIONS OF INTEREST

The following Declaration of Interest was made:

- Cllr Preece ref. Planning item 193458

PH138/19 HEREFORDSHIRE COUNCIL MEMBERS

There were no Herefordshire Council members in attendance.

PH139/19 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH140/19 QUESTIONS FROM THE PUBLIC

No members of the public were present.

PH141/19 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 3rd February be agreed and signed as a correct record.

PH142/19 PLANNING

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

| | |
|---|--|
| APPLICATION NO & SITE ADDRESS: | Planning Consultation - 200380 - Tickbridge Farm, Tickbridge Lane, Hamnish, Leominster HR6 0QL |
| DESCRIPTION: | Erection of Detached Garage |
| COMMENT: | No Objections. |

| | |
|---|---|
| APPLICATION NO & SITE ADDRESS: | Planning Consultation - 200439 - Warehouse at Rear of 7 Church Street, Leominster, Herefordshire. |
|---|---|

DESCRIPTION: Conversion of upper floors of warehouse into 2 self-contained flats.

COMMENT: No objection subject to the following conditions:

- That adequate provision is included to store waste;
- That a safe exit is provided in case of emergency.

APPLICATION NO & SITE ADDRESS: Planning Consultation - 200440 - Warehouse at Rear of 7 Church Street, Leominster, Herefordshire,

DESCRIPTION: Conversion of upper floors of warehouse into 2 self-contained flats.

COMMENT: No objection subject to the guidance provided by the Conservation Officer is followed.

APPLICATION NO & SITE ADDRESS: Planning Consultation - 200244 - Land at Wharton Court, Wharton, Leominster, Herefordshire,

DESCRIPTION: Diversion of existing 11KV overhead line and upgrading of existing lines to 3 Phase (3 wires).

COMMENT: No Objections.

APPLICATION NO & SITE ADDRESS: Planning Consultation - 200257 - Workshop, 16 South Street, Leominster, Herefordshire, HR6 8JB

DESCRIPTION: Yew tree, which has excessive growth, blocking light to adjacent buildings, and branches growing over neighbouring boundaries. The tree is in good health, and pruning / pollarding would make it more manageable, and also should not cause risk to this type of tree.

COMMENT: No Objections.

APPLICATION NO & SITE ADDRESS: Planning Consultation - 194439 - 13 Caswell Crescent, Leominster, HR6 8BE

DESCRIPTION: Two storey side extension to existing house. Extra living/dining room on lower floor. Extra bedroom with en-suite on upper floor.

COMMENT: No Objections.

APPLICATION NO & SITE ADDRESS: Planning Consultation - 200471 - Land adjacent to, 159 Bargates, Leominster, HR6 8QT

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

COMMENT: No Objections.

Councillor Preece left the meeting at 19.24pm.

APPLICATION NO & SITE ADDRESS: Planning Re-consultation - 193458 - West Winds, Cholstrey Road, Leominster, Herefordshire, HR6 8RT

DESCRIPTION: Proposed erection of 58 dwellings with associated car parking and landscaping.

COMMENT: No Objections.

Councillor Preece re-entered the meeting at 19.33pm.

(b) Neighbourhood Planning Community Questionnaire

The Committee noted that the questionnaire had been completed by the Town Clerk Designate with all of the input from Cllrs Bartlett and Thomas. This was scanned and returned via email to Reading University who confirmed that the questionnaire would still be taken into account.

PH143/19 DECISIONS

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

NUMBER: P193393/F

TYPE: Planning Permission

LOCATION: Garden area at the rear of 27 Bridge Street
Leominster Herefordshire HR6 8DU

PROPOSAL: Proposed change of use from residential (C3) to A1

COMMENT: No objection.

DECISION: Approved with Conditions

PH144/19 HIGHWAYS AND PARKING MATTERS

(a) Highway and Parking Matters

- It was **RESOLVED** to invite Cllr. Harrington, Cabinet Member for Infrastructure and Transport, to the next Planning and Highways committee meeting on 23rd March meeting to discuss Leominster public realm.
- It was noted that the soil stack pipe on South Street near the Talbot Hotel has been reported to Environmental Health.

- Complaints were raised about racing/speeding at night, by drivers in noisy cars, around Leominster. The Town Clerk Designate will raise this issue at the next Team Leominster meeting.
- A letter has been received by the Town Clerk Designate regarding damage caused to windows in the early hours of the morning on Black Swan Walk. There have also been regular disturbances throughout the night by people using loud abusive language and violent behaviour, which is affecting a business in the area. This will also be raised at Team Leominster with the Police. The Finance & General Purposes Committee have agreed in principal to investigate the addition of a CCTV camera in Central Car Park linked to the Herefordshire Council system.
- The issue of HGV's turning into Pierrepont Road and then into Green Lane have been raised to Balfour Beatty by residents and councillors. Following a visit by a Traffic Engineer, it was suggested that a traffic survey be carried out to investigate the issue. It was **RESOLVED** to investigate whether there was any s106 funding to carry this out along with the possible improvement of the junction/traffic calming island at the top of Green Lane.

(b) Bus Service Reductions

- A meeting was held on 25th February 2020 with Herefordshire Council, Community Wheels and Bus Service Providers to address the recent cut in services. These cuts were explained as a result of the lack of users of those particular services. Options discussed included investigating funding available to support the services and the possible promotion of the local bus service. It was **RESOLVED** to promote the use of the local buses in a variety of ways. Other issues discussed were the inaccurate timetables and buses missing stops.
UPDATE Since the meeting, the timetables have been corrected and an inspector has been seen on the Leominster bus routes.

PH145/19 LICENCING MATTERS

No licencing applications have been received to consider.

PH146/19 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 23rd March 2020 in the Council Offices, 11 Corn Square, Leominster, HR6 8YP commencing at 7:00pm.

There being no other business the meeting closed at 20:04 hours.

CHAIR:

DATE