

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 5th October 2020 commencing at 18:00 hours remotely via Zoom.

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

OFFICER PRESENT: Town Clerk.

PH79/20 APOLOGIES FOR ABSENCE

No apologies for absence were received.

PH80/20 DECLARATIONS OF INTEREST

Cllr. Rosser – Ref. 202645 – Morrisons staff member.

PH81/20 HEREFORDSHIRE COUNCIL MEMBERS

There were no Herefordshire Council members in attendance.

PH82/20 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH83/20 QUESTIONS FROM THE PUBLIC

No members of the public were present.

PH84/20 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee Extra Ordinary meeting held on 7th September 2020 be agreed and will be signed as a correct record when social distancing restrictions are lifted.

PH85/20 PLANNING

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

APPLICATION NO & SITE ADDRESS:

Planning Consultation - 202645 - Morrisons Supermarket, Leominster, Herefordshire, HR6 8RH

DESCRIPTION:

Proposed vehicle parking canopy within existing service yard.

APPLICANT(S):

Wilkinson

GRID REF:

OS 348431, 258606

APPLICATION TYPE:

Planning Permission

Extension for comment granted by Herefordshire Council Planning Department. Cllr. Rosser did not take part in the discussion.

COMMENT:

No Objection

APPLICATION NO & SITE ADDRESS: Planning Consultation - 202785 - Land To The Rear Of The Nook, Etnam Street, Leominster, Herefordshire, HR6 8AL

DESCRIPTION: Proposed variation of condition 2 of planning permission 140007 (Construction of a terrace of four cottages) change to position of building.

APPLICANT(S): Mr John Smith

GRID REF: OS 349715, 258858

APPLICATION TYPE: Planning Permission

Extension for comment granted by Herefordshire Council Planning Department.

COMMENT: No Comment – Committee asked the clerk to check if the original planning application 140007 was still valid as it was believed to have been granted some years ago. Concerns had been raised to the town council regarding damage to property caused by vehicles accessing via a pedestrian access.

APPLICATION NO & SITE ADDRESS: Planning Consultation - 202647 - Shires Equestrian Products, M J Ainge & Co Ltd, Unit 15 Agricon House, Southern Avenue, Leominster, Herefordshire, HR6 0QF

DESCRIPTION: Proposed canopy extension of existing covered yard area, canopy to covered yard area and extension to existing building.

APPLICANT(S): Mr Stuart Ainge

GRID REF: OS 350017, 257971

APPLICATION TYPE: Planning Permission

COMMENT: No Objection

APPLICATION NO & SITE ADDRESS: Planning Consultation - 203007 - 100 Ridgemoor Road, Leominster, Herefordshire, HR6 8UL

DESCRIPTION: Proposed pruning works to Chestnut tree due to bad health and condition. The tree is falling apart and overgrown and is a health and safety issue. To reduce tree canopy by 3m to prevent further branch failure.

APPLICANT(S): Mr Volodymyr Kostenko

GRID REF: OS 349556, 259860

APPLICATION TYPE: Works to trees covered by TPO

COMMENT: No Objection

APPLICATION NO & SITE ADDRESS: Planning Consultation - 203014 - Dental Surgery, 16 Church Street, Leominster, Herefordshire, HR6 8NQ

DESCRIPTION: Remove tree branches imposing against building. Section-fell trees against external wall of rear garden. Ivy - cutting to stump, bottom of

APPLICANT(S):
GRID REF:
APPLICATION TYPE:
COMMENT:

the Yew trees. Top (2) Yew trees, reducing in height by approximately 1.5m. Uplift canopies of the trees in the garden (Beech & Yew) to 2.5m.
Dental Surgery
OS 349751, 259132
Works to Trees in a Conservation Area
No Objection

APPLICATION NO & SITE ADDRESS:

Planning Consultation - 202380 - China Hall, Kingsland, Leominster, Herefordshire HR6 9QY

DESCRIPTION:

Proposed removal of condition 4 and variation of condition 2 of planning permission 141743 (Proposed first floor side extension, construction of link to existing outbuilding, conversion of attached stone outbuilding including raising eaves and ridge level to increase headroom and alteration to vehicle access) to allow field access for farm machinery and new driveway routing and access dimensions.

APPLICANT(S):
GRID REF:
APPLICATION TYPE:
COMMENT:

Mr Julian Dawes
OS 345454, 260111
Full Householder
No Objection

APPLICATION NO & SITE ADDRESS:

Planning Consultation - 202973 - Plot 14a Leominster Enterprise Park, Enterprise Way, Leominster, Herefordshire,

DESCRIPTION:

Proposed the erection of a new office, storage and servicing headquarters with associated access, landscaping and drainage.

APPLICANT(S):
GRID REF:
APPLICATION TYPE:

Mr D Fordham
OS 350112, 257706
Planning Permission
No Objection

COMMENT:

APPLICATION NO & SITE ADDRESS:

Planning Consultation - 203146 - China Hall, Kingsland, Leominster, Herefordshire HR6 9QY

DESCRIPTION:

Application for variation of condition 2 and removal of condition 4 of planning permission P141743/FH (Proposed first floor side extension, construction of link to existing outbuilding, conversion of attached stone outbuilding including raising eaves and ridge level to increase headroom and alteration to vehicle access). To allow field access for farm machinery and new driveway routing and access dimensions.

APPLICANT(S): Mr Julian Dawes
GRID REF: OS 345454, 260111
APPLICATION TYPE: Full Householder
COMMENT: Notified by Herefordshire Council before the meeting that this was an duplicated in error by their planning department.

(b) **Planning Application Decisions made under Delegated Powers to the Clerk** – The following applications have had a comment submitted following consultation with Councillors on the Planning & Highways Committee and were ratified at this meeting.

APPLICATION NO & SITE ADDRESS: Planning Consultation - 202548 - 49 Newlands Drive, Leominster, Herefordshire, HR6 8PR
DESCRIPTION: Proposed first floor extension to side and single storey extension to rear.
APPLICANT(S): Mr And Mrs R Fisher
GRID REF: OS 348754, 258498
APPLICATION TYPE: Full Householder
COMMENT: No Objection

APPLICATION NO & SITE ADDRESS: Planning Consultation - 202915 - Dales Cricket Club, Sports Ground, Mill Street, Leominster, Herefordshire, HR6 8EB
DESCRIPTION: Lime trees (T1-T7) - crown raise as causing obstruction to vehicles and pedestrians on the road.
APPLICANT(S): Margaret Adams
GRID REF: OS 349705, 259462
APPLICATION TYPE: Works to Trees in a Conservation Area
COMMENT: No Objection.

APPLICATION NO & SITE ADDRESS: Planning Consultation - 202529 - New House Farm, Nordan, Leominster, Herefordshire HR6 0AJ
DESCRIPTION: Erection of new brick boundary wall
APPLICANT(S): Mr & Mrs D Saer
GRID REF: OS 349137, 260733
APPLICATION TYPE: Full Householder
COMMENT: No Objection

(c) **Planning White Paper and NDP Briefing Note from Herefordshire Council** – Following discussion it was **RESOLVED** that comments should be sent to the clerk ahead of 22nd October 2020, when a response will be written.

PH86/20 DECISIONS

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

Leominster West

Number: P202086/FH

Current status: Determination Made

Decision: Approved with Conditions
Type: Full Householder
Location: The Waltons Ginhall Lane Leominster Herefordshire HR6 9AH
Proposal: Proposed ground floor extension
Comment: No Objection

Leominster South

Number: P202574/AM
Current status: Determination Made
Decision: Refused
Type: Non Material Amendment
Location: 3 Ryelands Orchard Leominster Herefordshire HR6 8QQ
Proposal: Proposed Non-material amendment to permission 193870 (Proposed extensions) - amendment is the addition of a first floor (bedroom) extension above the proposed (approved) small kitchen extension.
Comment: No Objection

Leominster East

Number: P202300/FH
Current status: Determination Made
Decision: Approved with Conditions
Type: Full Householder
Location: Hallowdene Pinsley Road Leominster Herefordshire HR6 8NN
Proposal: Proposed verandah
Comment: No Objection

Leominster East

Number: 202650
Works to Trees in a Conservation Area
Location: Dutton House, Etnam Street, Leominster, Herefordshire, HR6 8AQ
Type: 5 DAY NOTICE. T1 -Wellingtonia (Giant sequoia) tree. Dismantle tree; due to rapid die back. The whole tree now seems to be dead. It has; been monitored for the past 12 to 18 months, when signs of die back; was first noted. In the past 4 to 6 weeks, the rate of decline has been extremely rapid, leading to the probability that the tree has now; succumbed to honey fungus, (which is present where the tree is; located). Given that the tree is so large and located in a densely; populated and high traffic area, I recommend the tree be dismantled. The proposal is to replant an Oak or Walnut tree in its place.

PH87/20 HIGHWAYS AND PARKING MATTERS

(a) Highway and Parking Matters

- Concerns have been raised by residents regarding the safety of the zebra crossing on Etnam Street as the tree is obscuring the beacon near the museum. This has been reported to Balfour Beatty.
- The slabs in the pedestrian area by The Black Swan towards the Coop have been replaced. These have been an issue in the past as they were

smooth and slippery, especially when wet. It was **RESOLVED** to send a letter of thanks to The Black Swan.

- The issue of signage blocking visibility on A49/Mill Street roundabout was raised again. The clerk has now had the opportunity to inspect this and will contact Highways England.
- Concerns were raised about the white lining at the Barons Cross Road junction with Buckfield Road. This will be reported to Balfour Beatty.
- A sweep of Pinsley Road was requested and will be logged with Balfour Beatty.
- It was **RESOLVED** that all blocked drains should be reported as soon as possible to ensure that the system is clear before the Winter.
- Concerns were raised that furniture that had been put out as additional seating near Corn Square was actually making it difficult for mobility scooters to pass. There is also an issue with inconsiderately placed A boards. Committee **RESOLVED** that Balfour Beatty should be contacted regarding this matter.

(b) Hereford Road Traffic Regulation Order

- Committee **RESOLVED** to ratify the positive response sent to ADL regarding the above consultation.

PH88/20 LICENCING MATTERS

Vine & Juniper Application No. PR01881 – concerns were expressed to the licencing department regarding the lack of policing in Leominster at night and reports of extreme anti-social behaviour in the early hours. A response was received requesting that evidence should be sent with responses.

PH89/20 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 2nd November 2020 commencing at **18:00 hours** either remotely via Zoom or in the Council Offices, 11 Corn Square, Leominster, HR6 8YP depending on the lifting of social distancing restrictions by central government.
There being no other business the meeting closed at 18.57 hours.

CHAIR:

DATE: