



# LEOMINSTER TOWN COUNCIL

## PLANNING & HIGHWAYS COMMITTEE

Tuesday 4<sup>th</sup> August 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 10<sup>th</sup> July 2020 commencing at 19:00 hours** via 'Zoom' on the following dedicated link:

**Meeting ID: 828 3437 6710**

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 Councillors reserve their final views on all applications until they are in full possession of all relevant information both for and against.



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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 Extra Ordinary meeting held on 29<sup>th</sup> July 2020.
7. **PLANNING**  
(a) **Planning applications** – The following applications have been received from the Planning Authority and require comment:

**APPLICATION NO & SITE ADDRESS:** Planning Consultation - 202300 -  
Hallowdene, Pinsley Road, Leominster,  
Herefordshire, HR6 8NN

**DESCRIPTION:** Proposed verandah

**APPLICANT(S):** Mr & Mrs J & L Knapp

**GRID REF:** OS 350060, 259058

**APPLICATION TYPE:** Full Householder

**WEBSITE LINK:** <http://www.herefordshire.gov.uk/searchplanningapplications>

**APPLICATION NO & SITE ADDRESS:** Planning Consultation - 202172 - Vacant site  
adjacent to 54 Green Lane, Leominster,  
Herefordshire HR6 8QW

**DESCRIPTION:** Application for variation of condition 2  
following grant of planning permission. 171903  
(Proposed construction of a pair of semi-  
detached dwellings) To allow the design of the  
approved semi- detached houses to be  
amended.

**APPLICANT(S):** Mr S Griffiths

**GRID REF:** OS 348822, 259113

**APPLICATION TYPE:** Planning Permission

**WEBSITE LINK:** <http://www.herefordshire.gov.uk/searchplanningapplications>

**APPLICATION NO & SITE ADDRESS:** Planning Consultation - 200726 - Alba,  
Bargates, Leominster, Herefordshire, HR6  
8EY



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<b>DESCRIPTION:</b>	Proposed replacement of all of the external windows and the front door with timber casement windows and wood panelled door, obscure glaze to rear window.
<b>APPLICANT(S):</b>	Mr Andrew MacLachlan
<b>GRID REF:</b>	OS 349305, 258991
<b>APPLICATION TYPE:</b>	Listed Building Consent
<b>WEBSITE LINK:</b>	<a href="http://www.herefordshire.gov.uk/searchplanningapplications">http://www.herefordshire.gov.uk/searchplanningapplications</a>

#### 8. DECISIONS

The following planning decisions had been received from Herefordshire Council.

##### Leominster East

**Number:** P201468/K

**Current status:** Determination Made

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

**Type:** Works to Trees in a Conservation Area

**Location:** Grange Court The Grange Leominster Herefordshire HR6 8NL

**Proposal:** 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.

##### Leominster East

**Number:** P201815/L

**Current status:** Determination Made

**Decision:** Approved with Conditions

**Type:** Listed Building Consent

**Location:** 15 Church Street Leominster Herefordshire HR6 8NE

**Proposal:** Proposal to re-roof building, awning and associated works

#### 9. HIGHWAYS AND PARKING MATTERS

- (a) **Highway & Parking Matters** – To consider any parking and highway issues relating to the Parish of Leominster.
- Letter from resident ref. Electric Scooters
  - Letter from resident ref. Leominster Highways
- (b) **Cycling and Walking COVID-19 response** – To receive an update on the implementation of the measures.

#### 10. LICENCING MATTERS

No licencing applications have been received to consider.

#### 11. DATE OF NEXT MEETING

The next meeting will be held on Monday 7<sup>th</sup> September 2020 at 6pm 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 Extra Ordinary Committee meeting held on Monday 29th July 2020 commencing at 19:00 hours remotely via Zoom.

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**MEMBERS PRESENT:** Councillors Rosser (Chair), Williams (Vice-Chair)(19.46), Herschy, Parris, Rumsey and Thomas.

**OFFICER PRESENT:** Town Clerk.

**PH46/20 APOLOGIES FOR ABSENCE**

No apologies were received.

**PH47/20 DECLARATIONS OF INTEREST**

Cllr. Herschy – Application 202042 Neighbour

**PH48/20 HEREFORDSHIRE COUNCIL MEMBERS**

There were no Herefordshire Council members in attendance.

**PH49/20 REQUESTS FOR DISPENSATIONS**

No requests for dispensation had been received.

**PH50/20 QUESTIONS FROM THE PUBLIC**

No members of the public were present.

**PH51/20 MINUTES OF PREVIOUS MEETING**

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 13<sup>th</sup> July 2020 be agreed and will be signed as a correct record when social distancing restrictions are lifted.

**PH52/20 PLANNING**

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

**APPLICATION NO & SITE ADDRESS:**

Planning Consultation - 202042 - 40a Broad Street, Leominster, Herefordshire, HR6 8BS

**DESCRIPTION:**

T1 - Spruce tree - Fell/dismantle to ground level. T2 - Holly tree - Fell. T3 - Silver Birch tree - Fell. T4 - Ash tree - Fell/dismantle to ground level.

**APPLICANT(S):**

Mr Keith Edmonds

**GRID REF:**

OS 349675, 259273

**APPLICATION TYPE:**

Works to Trees in a Conservation Area

**COMMENT:**

Objection for the following reasons:

- The trees are in the Conservation area and form part of a green corridor along the old burgage wall.
- It is stated that they are a hazard to the public in the application. If maintained

appropriately, the risk would be lowered.

- Our tree officer, Cllr. Rumsey, has visited the site and advises against removal.
- The trees provide a haven for wildlife and they are believed to have bats roosting in them.
- It conflicts with the NDP objective 1. x. Conserve and enhance the natural and historic environments.
- Replacement species identified, should this permission be given, are not appropriate. The tree family Acer covers such a wide and varied group, most of them inappropriate and Laurel does not seem to be an appropriate replacement either.

**APPLICATION NO & SITE ADDRESS:**

Planning Consultation - 201970 - Flat 2,  
14 Church Street, Leominster,  
Herefordshire, HR6 8NQ

**DESCRIPTION:**

Proposed replacement of a timber bay window to the ground floor flat, at the rear.

**APPLICANT(S):**

Mr Tony Smith

**GRID REF:**

OS 349732, 259144

**APPLICATION TYPE:**

Listed Building Consent

**COMMENT:**

No Objection

**APPLICATION NO & SITE ADDRESS:**

Planning Consultation - 201377 - Orchard adjacent to Sunnybank, Cholstrey, Leominster, Herefordshire HR6 9AN

**DESCRIPTION:**

Proposed widening of an existing access and improvements to drainage arrangements by using a 10 inch concrete drain pipe.

**APPLICANT(S):**

Mrs Claire Beddoes

**GRID REF:**

OS 346838, 259235

**APPLICATION TYPE:**

Planning Permission

**COMMENT:**

No Objection

**APPLICATION NO & SITE ADDRESS:**

Planning Consultation - 202086 - The Waltons, Ginhall Lane, Leominster, Herefordshire, HR6 9AH

**DESCRIPTION:**

Proposed ground floor extension

**APPLICANT(S):**

Mr & Mrs P Davies

**GRID REF:**

OS 347792, 259437

**APPLICATION TYPE:**

Full Householder

**COMMENT:**

No Objection

## **PH53/20 DECISIONS**

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

### **Leominster East**

**Number:** P193872/F

**Current status:** Determination Made

**Decision:** Refused

**Type:** Planning Permission

**Location:** 6 Corn Square Leominster Herefordshire

**Proposal:** Change of use of existing office suites to form 2 no. 2 bedroom apartments.

**Comment:** No objection subject to the comments submitted by the Conservation Officer being addressed.

### **Leominster East**

**Number:** P193873/L

**Current status:** Determination Made

**Decision:** Approved with Conditions

**Type:** Listed Building Consent

**Location:** 6 Corn Square Leominster Herefordshire

**Proposal:** Change of use of existing office suites to form 2 no. 2 bedroom apartments

**Comment:** No objection subject to the comments submitted by the Conservation Officer being addressed

### **Leominster East**

**Number:** P201191/L

**Current status:** Determination Made

**Decision:** Approved with Conditions

**Type:** Listed Building Consent

**Location:** Broadward Lodge Broadward Leominster Herefordshire HR6 8QG

**Proposal:** Proposed replacement windows and door together with replacement of defective conservatory roof.

**Comment:** No Objection

### **Leominster North & Rural**

**Number:** P200642/F

**Current status:** Determination Made

**Decision:** Approved with Conditions

**Type:** Planning Permission

**Location:** 31 Bridge Street Leominster Herefordshire HR6 8DU

**Proposal:** Proposed loading bay attached to the existing building

**Comment:** No Objection

### **Leominster North & Rural**

**Number:** P200920/F

**Current status:** Determination Made

**Decision:** Withdrawn

**Type:** Planning Permission

**Location:** Portley House Leominster Herefordshire HR6 0AA

**Proposal:** Proposed demolition of existing warehouse and provision of compound for self storage units and/or caravans.

**Comment:** No Objection

**PH54/20 HIGHWAYS AND PARKING MATTERS**

- (a) **Highway and Parking Matters** – Concerns have been raised by several local residents over the safety of The Royal Oak on South Street/Etnam Street and the former Funeral Directors at the top of West Street/ Dishley Street. Both will be reported to Building Control at Herefordshire Council.

**PH55/20 LICENCING MATTERS**

Concerns have been raised by local residents regarding the late licencing of some venues in the town and the resulting anti-social behaviour and vandalism at around 4am in the morning. After discussion it was agreed that the clerk should report this to the Licencing Officer at West Mercia Police and bring it up at Team Leominster.

**PH56/20 DATE OF NEXT MEETING**

Committee noted that the next meeting would be held on Monday 10<sup>th</sup> August 2020 commencing at 7:00pm 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 19.54 hours.

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**CHAIR:**

\_\_\_\_\_  
**DATE:**

**PLANNING & HIGHWAYS COMMITTEE**