



# LEOMINSTER TOWN COUNCIL

## PLANNING & HIGHWAYS COMMITTEE

Tuesday 12<sup>th</sup> November 2019

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 18<sup>th</sup> November 2019 commencing at 18:00 hours** in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

Paul Russell  
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.
- 4. REQUESTS FOR DISPENSATIONS**  
To consider requests for dispensations (must be notified in writing).



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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 28<sup>th</sup> October 2019.
7. **PLANNING**
  - (a) **Planning applications** – The following applications have been received from the Planning Authority and require comment:

**APPLICATION:** P193444  
**SITE:** Aldi Supermarket, Dishley Street, Leominster HR6 8NY  
**DESCRIPTION:** New replacement external plant and associated plant enclosure required by internal refurbishment of the ALDI foodstore  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=193444&search=193444](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=193444&search=193444)

**APPLICATION:** P193677  
**SITE:** Talbot Hotel, West Street, Leominster HR6 8EP  
**DESCRIPTION:** Reduce crown from building 15-20% to reduce further damage to building.  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=193677&search=193677](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=193677&search=193677)

**APPLICATION:** P193700  
**SITE:** Unit 1 rear of 5 Bridge Street, Leominster HR6 8DU  
**DESCRIPTION:** LBS: To amalgamate a single bedsit with the adjacent 2 bedroom flat to form one 3 bedroom living unit.  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=193700&search=193700](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=193700&search=193700)

**APPLICATION:** P193722  
**SITE:** Land adjacent to Alverstoke, Hereford Road, Wharton  
**DESCRIPTION:** Proposed residential development comprising 10 no. detached executive houses, double garages, new vehicle entrance into application site and surface water and waste drainage treatment and disposal.  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=193722&search=193722](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=193722&search=193722)



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**APPLICATION:** P193754  
**SITE:** Barons Cross Camp, Cholstrey Road, Leominster  
**DESCRIPTION:** Application for Reserved Matters for the approval for the appearance, landscaping, layout and scale for 370 dwelling houses and the details reserved by conditions 3 and 7 of Outline application 120887/O.  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=193754&search=193754](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=193754&search=193754)

**APPLICATION:** P193833  
**SITE:** Field 5251 North East of A44 & A49 Roundabout Leominster, Herefordshire.  
**DESCRIPTION:** Additional covered fodder and implement store  
**LINK:** [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=193833&search=193833](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=193833&search=193833)

#### 8. DECISIONS

To note the following planning decisions that have been received from Herefordshire Council:

**APPLICATION:** P192900/P193220 (LBS)  
**SITE:** 40 Broad Street, Leominster HR6 8BS  
**DESCRIPTION:** Repair and conversion of existing barn into a single family home.  
**COMMENT:** Recommend refusal for the following reasons:

- The balconies and patios within the proposal will result in an unacceptable level of overlooking into the gardens neighbouring properties;
- The proposal does have a number of other overlooking issues that need to be addressed;
- There is concern at the proposal to create a rear access into the property as this will damage the burgage wall, which must be protected;
- There is concern that the trees both on this property and in the neighbouring properties may be threatened and will not be protected in the future, and that applications will be submitted for removal of species such as yew.

**DECISION** Withdrawn

**APPLICATION:** P193028  
**SITE:** Crabtree Cottage, Hyde Ash, Leominster HR6 0JR  
**DESCRIPTION:** Proposed extension to annexe.  
**COMMENT:** No objection.  
**DECISION** Approved with conditions



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**APPLICATION:** P193040  
**SITE:** Unit B1, Leominster Enterprise Park HR6 0LX  
**DESCRIPTION:** Installation of a new entrance door to the south elevation with canopy and internal alterations.  
**COMMENT:** No objection.  
**DECISION** Refused

**APPLICATION:** P193216  
**SITE:** 1 Caswell Crescent Leominster Herefordshire HR6 8BE  
**DESCRIPTION:** Certificate of lawfulness for proposed single storey side extension.  
**COMMENT:** Noted.  
**DECISION** Approved

**APPLICATION:** P193124  
**SITE:** The Vergers House, The Priory, Leominster, HR6 8EQ  
**DESCRIPTION:** T1 - Judus Tree - in need of 15% Reduction as it is overhanging the house and it has already had a branch failure.  
**COMMENT:** No objection subject to the reduction be no more than 15% and no boughs are removed.  
**DECISION** Approved

**APPLICATION:** P193249  
**SITE:** 2 Thomas Court, Green Lane, Leominster, HR6 8QJ  
**DESCRIPTION:** Proposed works to T1: Variegated Acer - reduce crown back to the original pruning points and balance crown. Too large for area, more light in garden required.  
**COMMENT:** No objection subject to the reduction be no more than 15% and no boughs are removed.  
**DECISION** Approved

**APPLICATION:** P193459  
**SITE:** Land off Ashfield Lane, Leominster, HR6 8RG  
**DESCRIPTION:** Erection of two detached single storey dwellings with detached car garages and access drives on site of former car garages.  
**COMMENT:** Noted that the application was invalid.  
**DECISION** Withdrawn

#### 9. HIGHWAYS AND PARKING MATTERS

- (a) **Highway & Parking Matters** – To consider any parking and highway issues relating to the Parish of Leominster.



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(b) **Resident Parking Zones** – To consider additional options for inclusion in this scheme.

(c) **The Hum** – To note that the Town Clerk has not been able to follow up the arrangements regarding the annual catch-up meeting between the Town Council, BPI and Herefordshire Council.

#### 10. LICENCING MATTERS

No licencing applications have been received to consider.

#### 11. DATE OF NEXT MEETING

The next meeting will be held on Monday 2<sup>nd</sup> December 2019 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 28<sup>th</sup> October 2019 commencing at 18:00 hours in the Council Offices, 11 Corn Square, Leominster HR6 8YP.

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

**ALSO PRESENT:** Cllr Norman and four members of the public.

**OFFICER PRESENT:** Town Clerk.

**PH81/19 APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllr Preece (work).

**PH82/19 DECLARATIONS OF INTEREST**

The following Declarations of Interest was made:

- Cllr Herschy: Grange Court - Licence

**PH83/19 HEREFORDSHIRE COUNCIL MEMBERS**

No Herefordshire Council members were present.

**PH84/19 REQUESTS FOR DISPENSATIONS**

No requests for dispensation had been received.

**PH85/19 QUESTIONS FROM THE PUBLIC**

Four members of the public were present. The following concerns were raised regarding planning application P193458:

- The proposed density of the development was too high;
- Concern that the types of houses did not meet the needs of Leominster;
- The proposed dwellings were too small and were not big enough to accommodate families;
- The development would give a poor impression to those accessing Leominster from the west;
- The landscaping proposal did not match to plans especially in the north-west corner of the development.

The following concerns were raised regarding planning application P193561:

- Material concern regarding the loss of light to neighbouring properties;
- The development was not in keeping with neighbouring properties;
- The extension was too large.

**PH86/19 MINUTES OF PREVIOUS MEETING**

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 7<sup>th</sup> October 2019 be agreed and signed as a correct record.

PH87/19 PLANNING

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

**APPLICATION:** P191748

**SITE:** Lion Court, 25 New Street, Leominster, HR6 8LS

**DESCRIPTION:** Re-consultation: Demolition of single dwelling house to facilitate erection of 10 no new dwellings together with associated gardens, grounds, car parking, cycle & refuse storage.

**COMMENT:** Recommend refusal for the following reasons:

- The proposal is considered overdevelopment of the site and is not in keeping with the existing development on the site;
- The proposal goes against the Leominster Area Neighbourhood Plan policy LANP3 – Supporting the Strategic and Small Scale Housing Development Needs in Leominster Town and policy LANP14 – Protecting and Enhancing the Character of Leominster Town Centre;
- The proposal is sited next to a very busy junction. Significant disruption will be caused to traffic flow when the dwellings are being serviced as there is no vehicular access provided for either service or residents vehicles;
- The proposal does not include any car parking provision onsite for residents, which would result in additional off street parking in neighbouring residential areas and would create parking issues in the neighbourhood;
- Real concerns were expressed regarding the collection of waste from so many properties on a busy junction and bend. This would cause unacceptable disruption to traffic and pedestrians, and could create a possible health and safety hazard to pedestrians and vehicles when the rubbish was put out for collection;
- The Council wished to support the comments submitted by Historic England especially with regard to the quality of design and the opportunity to enhance the character of the conservation area with this proposed development;
- The Council wished to support the requirements recommended regarding surface water management;
- The Council wished to support the request from Natural England for a Habitat Regulations Assessment

**APPLICATION:** P193214  
**SITE:** 13 Broad Street, Leominster, Herefordshire, HR6 8BZ  
**DESCRIPTION:** Listed Building Consent: Proposed conversion of former bank into solicitors office with internal works and replacement of flat roof and skylights to the rear of the building.

**COMMENT:** Support the application.

**APPLICATION:** P193213  
**SITE:** 13 Broad Street, Leominster, Herefordshire, HR6 8BZ  
**DESCRIPTION:** Proposed conversion of former bank into solicitors office with internal works and replacement of flat roof and skylights to the rear of the building.

**COMMENT:** Support the application.

**APPLICATION:** P193305  
**SITE:** Mile End, Broad Lane, Leominster, HR6 0AL  
**DESCRIPTION:** Erect concrete wall as noise barrier and roof over existing woodchip drying area.

**COMMENT:** Noted.

**APPLICATION:** P193044  
**SITE:** Units 11 - 14 and 21 - 24, Croft Business Park, Leominster, HR6 0QF  
**DESCRIPTION:** Variation of a condition 2 ref 89510 (erection of light industrial units) variation of design, claddings and colours.

**COMMENT:** No objection.

**APPLICATION:** P193393  
**SITE:** Garden area at the rear of, 27 Bridge Street, Leominster, Herefordshire, HR6 8DU  
**DESCRIPTION:** Proposed change of use from residential (C3) to A1.  
**COMMENT:** No objection.

**APPLICATION:** P193458  
**SITE:** West Winds, Cholstrey Road, Leominster HR6 8RT  
**DESCRIPTION:** Proposed erection of 58 dwellings with associated car parking and landscaping.

**COMMENT:** Submit the following comments:

- Committee considered the proposal to be over-development of the site;
- Committee considered that the proposed type of dwellings did not meet the needs of Leominster;
- The proposal was likely to add to the existing traffic issues in this area;
- Request that the north-west corner be screened with trees as indicated on some of the plans but not included on the landscaping plan;



- Consideration should be given to either providing some open space/recreational area on site or provide specific links to the existing open space at Linear Park with adequate S106 funding provided to enable further development of the existing provision;
- Reconsider the existing planning permission to provide 45 houses on the site and reduce number of proposed houses back to the original 45 dwellings;
- Review the current specification and proposed sizes of each dwelling as Leominster required good quality housing, and provide additional garden space for each dwelling.

**APPLICATION:** P193459  
**SITE:** Land off Ashfield Lane, Leominster, HR6 8RG  
**DESCRIPTION:** Erection of two detached single storey dwellings with detached car garages and access drives on site of former car garages.

**COMMENT:** Noted that the application was invalid.

**APPLICATION:** P193475  
**SITE:** Co-Operative Retail Store, Dishley Street, Leominster, Herefordshire, HR6 8P  
**DESCRIPTION:** Propose to Fell Ash tree , health and safety issue , the tree is bringing up the pathway, trip hazard.

**COMMENT:** No objection.

**APPLICATION:** P193561  
**SITE:** Trenwith, Hereford Road, Leominster HR6 8JU  
**DESCRIPTION:** Proposed second storey extension to rear of property for bedroom with gable to rear over half of kitchen below.

**COMMENT:** Submit the following comments:

- Committee considered the extension to be too large;
- Committee wished to raise concerns regarding the potential loss of light to neighbouring properties, but especially to Orchard Bank;
- The extension was not in keeping with neighbouring properties.

**88/19**

**DECISIONS**

The following planning decisions received from Herefordshire Council were noted:

**APPLICATION:** P192745  
**SITE:** Nationwide, High Street, Leominster, HR6 8LZ  
**DESCRIPTION:** Replacement of existing fascia and projecting sign to the rear, works to include the preparation and decoration of existing shopfront.

**COMMENT:** No objection.

**DECISION** Approved with conditions

**APPLICATION:** P192746  
**SITE:** Nationwide, High Street, Leominster, HR6 8LZ  
**DESCRIPTION:** Replacement of existing Fascia and projecting sign  
**COMMENT:** No objection.  
**DECISION** Approved

**APPLICATION:** P193216  
**SITE:** 1 Caswell Crescent, Leominster, HR6 8BE  
**DESCRIPTION:** Certificate of lawfulness for proposed single storey side extension.  
**COMMENT:** Noted. Decision already made.  
**DECISION** Approved

**APPLICATION:** P192736  
**SITE:** 12-16 High Street, Leominster, Herefordshire, HR6 8LZ  
**DESCRIPTION:** Proposed HVAC system to be installed to existing Savers retail unit. 2 no. Toshiba A/C cassettes to be installed to sales floor ceiling, and 2 no. HVAC units to be installed at rear of unit.  
**COMMENT:** No objection subject to neighbouring properties not being affected by any noise emissions.  
**DECISION** Approved with Conditions.

**89/19 HIGHWAYS AND PARKING MATTERS**

- (a) Highway & Parking Matters –** The following matters were discussed:
- Committee fully supported the proposed residents parking schemes in Bargates and Perseverance Road;
  - A request would be submitted to Herefordshire Highways to provide signage to encourage motorists to switch off their engines when waiting at traffic lights or in traffic jams;
  - Clarification would be sought regarding the highway issue at Barons Cross;
  - A request to provide a pedestrian crossing along the Barons Cross Road near the Bird Cage would be submitted;
  - It was noted that a pedestrian crossing was to be provided along the Monkland Road to serve the Barons Cross estate.

Committee noted that under the Town and Country Planning Act 1990 Section 247 a Stopping Up order has been provided at Waterworks Lane, Leominster HR6 8AX.

Following discussion Committee agreed to invite the Herefordshire Council Cabinet Member to the public transport meeting currently being arranged. Agenda items would include the following items:

- Buses not going to advertised destinations;
- Issues with timings following the revision of the timetables;
- Issues with driver training and knowledge.

**(b) The Hum** – Committee noted that the annual catch-up meeting between the Town Council, BPI and Herefordshire Council was currently being arranged.

**90/19 LICENCING MATTERS**

Following consideration Committee raised no objections to the Party in the Park licence application.

**91/19 DATE OF NEXT MEETING**

Committee noted that the next meeting would be held on Monday 18<sup>th</sup> November 2019 in the Council Offices, 11 Corn Square, Leominster, HR6 8YP commencing at 6:00pm.

There being no other business the meeting closed at 6:40pm.

\_\_\_\_\_  
**CHAIR:**

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