



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Monday 23rd November 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 30th November 2020 commencing at 18:00 hours** via 'Zoom' on the following dedicated link:

Meeting ID: 811 8729 2819

Press and public are cordially invited to attend. Those wishing to join the meeting should contact the clerk on 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.

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 November 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 - 203565 - 13 Broad Street, Leominster, Herefordshire, HR6 8BZ

DESCRIPTION: Application for variation of condition 2 following grant of planning permission 193213 - Proposed conversion of former bank into solicitor's office with internal works and replacement of flat roof and skylights to the rear of the building - to amend the internal layout slightly.

APPLICANT(S): Mr Derek Backhouse

GRID REF: OS 349586, 259160

APPLICATION TYPE: Planning Permission

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

APPLICATION NO & SITE ADDRESS: Planning Consultation - 203819 - Brierley Court Hop Farm, Brierley, Leominster, Herefordshire HR6 0NU

DESCRIPTION: Application for removal of condition 10 of planning permission 132322/F (Proposed construction of water storage reservoirs). To allow excavated material to be removed from the site for use elsewhere.

APPLICANT(S): Mr John Davies

GRID REF: OS 348977, 256575

APPLICATION TYPE: Planning Permission

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

APPLICATION NO & SITE ADDRESS: Planning Consultation - 203751 - 13 Broad Street, Leominster, Herefordshire, HR6 8BZ

DESCRIPTION: Application for variation of condition 2 following listed building consent 193214 - Proposed conversion of former bank into solicitor's office with internal works and

APPLICANT(S): replacement of flat roof and skylights to the rear of the building - to amend the internal layout slightly.
GRID REF: Mr Derek Backhouse
APPLICATION TYPE: OS 349586, 259160
WEBSITE LINK: Listed Building Consent
<http://www.herefordshire.gov.uk/searchplanningapplications>

APPLICATION NO & SITE ADDRESS: Planning Consultation - 203604 - Area 11
Light Industrial Building, Leominster
Enterprise Park, Enterprise Way, Leominster, Herefordshire,
DESCRIPTION: Extensions to existing building
APPLICANT(S): W & S Mears
GRID REF: OS 350147, 257805
APPLICATION TYPE: Planning Permission
WEBSITE LINK: <http://www.herefordshire.gov.uk/searchplanningapplications>

APPLICATION NO & SITE ADDRESS: Planning Consultation - 203826 - Flat 6, 14
Church Street, Leominster, Herefordshire, HR6 8NQ
DESCRIPTION: Dead Broadleaf Tree (0D2G) fell.
APPLICANT(S): Suzanne Mitchell
GRID REF: OS 349751, 259112
APPLICATION TYPE: Works to Trees in a Conservation Area
WEBSITE LINK: <http://www.herefordshire.gov.uk/searchplanningapplications>

APPLICATION NO & SITE ADDRESS: Planning Consultation - 203928 - 171
Bargates, Leominster, Herefordshire, HR6 8QT
DESCRIPTION: Proposed works to Ash Tree - Root growth causing breaking up of footway and danger/trip hazard to passing pedestrians
APPLICANT(S): Mr Sean Pockett
GRID REF: OS 348835, 258981
APPLICATION TYPE: Works to Trees in a Conservation Area
WEBSITE LINK: <http://www.herefordshire.gov.uk/searchplanningapplications>

APPLICATION NO & SITE ADDRESS: Planning Consultation - 203586 - Flat 2, 14
Church Street, Leominster, Herefordshire, HR6 8NQ
DESCRIPTION: Improvements to mechanical ventilation to alleviate condensation and dampness.
Replacement of one timber bay window.
External repairs. Internal repairs to plastered walls affected by dampness.
APPLICANT(S): Mr Tony Smith

GRID REF: OS 349732, 259144
APPLICATION TYPE: Listed Building Consent
WEBSITE LINK: <http://www.herefordshire.gov.uk/searchplanningapplications>

APPLICATION NO & SITE ADDRESS: Planning Consultation - 203467 - Glaslyn, Barons Cross Road, Leominster, Herefordshire, HR6 8RS

DESCRIPTION: Proposed detached single storey double garage.

APPLICANT(S): Mr & Mrs M Conod

GRID REF: OS 348151, 258590

APPLICATION TYPE: Full Householder

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

APPLICATION NO & SITE ADDRESS: Planning Consultation - 203646 - 2 Eureka Villas, Barons Cross Road, Leominster, Herefordshire, HR6 8RP

DESCRIPTION: Proposed two storey side and rear extension.

APPLICANT(S): Mr Ben Chambers

GRID REF: OS 348216, 258687

APPLICATION TYPE: Full Householder

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

(b) Planning Application Decisions made under Delegated Powers to the Clerk– The following applications have had a reply submitted following consultation with Councillors on the Planning & Highways Committee:

APPLICATION NO & SITE ADDRESS: Planning Consultation - 203537 - Bengrys Motors, Southern Avenue, Leominster, Herefordshire, HR6 0QF

DESCRIPTION: New signage to Peugeot corporate standards to include 2nr building mounted Peugeot lettering signs with lion logos, 3nr flags, 1nr. directional sign, entrance 'portique' feature and a 4m high totem sign. Works also to include painting part of the building Peugeot Blue over cladding and brickwork.

APPLICANT(S): Alexandra Grieveson

GRID REF: OS 349714, 257800

APPLICATION TYPE: Planning Permission

COMMENT: No Objection

APPLICATION NO & SITE ADDRESS: Planning Consultation - 203619 - Land adjoining Hengrave Green, Ivington, Leominster, Herefordshire, HR6 0JL

DESCRIPTION: Application for variation of conditions 9 and 12 of planning permission 161189/O (Erection of 7 dwellings with associated vehicular access, parking and landscaping). In order to allow lawful commencement of the planning permission prior to expiry on 1st Feb 2021.

APPLICANT(S): Mr G Price
GRID REF: OS 347191, 256541
APPLICATION TYPE: Outline
COMMENT: No Objection

(c) **Neighbourhood Development Plan Review meeting 1st Dec 2020 at 10am via Zoom** – The clerk and Cllrs Bartlett, Preece and Thomas have been booked in to attend this meeting with Herefordshire Council.

8. DECISIONS

The following planning decisions had been received from Herefordshire Council. This list covers the period since publishing the last agenda until 13th November 2020.

Leominster North & Rural

Number: P191274/RM

Current status: Determination Made

Decision: Approved with Conditions

Type: Approval of Reserved Matters

Location: Land fronting Mill Street The Hop Pole Leominster Herefordshire HR6 8DY

Proposal: Application for approval of reserved matters following outline approval 170277/O (Proposed site for housing development for up to 6 dwellings).

Comment: Committee wished to submit the following comments:

- The proposal was considered to be over-development of the site;
- The designs of the units were not in keeping with the dwellings in Bridge Street;
- The site was part of the entrance to the historic town centre of Leominster and it was requested that this be taken into consideration when amending the design of the proposal.

Leominster West

Number: P202380/FH

Current status: Determination Made

Decision: Approved with Conditions

Type: Full Householder

Location: China Hall Kingsland Leominster Herefordshire HR6 9QY

Proposal: 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.

Comment: No Objection

9. HIGHWAYS AND PARKING MATTERS

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

- **Green Lane Traffic Regulation Order** – An update on this matter will be provided at the meeting.

10. LICENCING MATTERS

There have been no licencing applications received.

11. DATE OF NEXT MEETING

The next meeting will be held on Monday 14th December 2020 either via Zoom or dependent on social distancing restrictions being lifted, in the Council Offices, 11 Corn Square, Leominster, HR6 8YP commencing at 6:00pm.

LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Minutes of the Planning & Highways Committee meeting held on Monday 2nd November 2020 commencing at 18:00 hours remotely via Zoom.

MEMBERS PRESENT: Councillors Rosser (Chair), Williams (Vice-Chair), Herschy, Parris, Preece, Rumsey (18:58) and Thomas.

OFFICER PRESENT: Town Clerk.

PH90/20 APOLOGIES FOR ABSENCE

No apologies for absence were received.

PH91/20 DECLARATIONS OF INTEREST

Cllr. Herschy – Ref. 203124 – Neighbour.

PH92/20 HEREFORDSHIRE COUNCIL MEMBERS

There were no Herefordshire Council members in attendance.

PH93/20 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH94/20 QUESTIONS FROM THE PUBLIC

No members of the public were present.

PH95/20 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee meeting held on 5th October 2020 be agreed and will be signed as a correct record when social distancing restrictions are lifted.

PH96/20 PLANNING

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

APPLICATION NO & SITE ADDRESS:	Planning Re-consultation - 201466 - Land at Stag Batch House, Monkland Road, Stag Batch, Herefordshire,
DESCRIPTION:	Proposed erection of a rural enterprise worker's dwelling with matters of landscaping reserved for future consideration (amended description)
APPLICANT(S):	Mr Thomas Speakman
GRID REF:	OS 346739, 258321
APPLICATION TYPE	Outline
COMMENT:	No Objection

APPLICATION NO & SITE ADDRESS:	Planning Consultation - 203124 - Land of 40 and 40a, Broad Street, Leominster, Herefordshire, HR6 8BS
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DESCRIPTION: Proposed demolition of a section of wall to create vehicle gate and parking area serving 40 and 40a Broad Street.

APPLICANT(S): Mr Keith Edmonds
GRID REF: OS 349675, 259270
APPLICATION TYPE: Planning Permission
COMMENT: Objection – To echo the reasons put forward by Leominster Civic Society with regard to the importance of the Burgage Wall and the loss of valuable residents parking spaces on Arkwright Close.

APPLICATION NO & SITE ADDRESS: Planning Consultation - 203378 - Glaslyn, Barons Cross Road, Leominster, Herefordshire, HR6 8RS

DESCRIPTION: Replace existing outbuilding with new larger building for a purpose incidental to the enjoyment of the dwelling house - storage of classic vehicles.

APPLICANT(S): Mr & Mrs M Conod
GRID REF: OS 348174, 258557
COMMENT: Objection – the drawing fail to show existing properties and it appears to be double the size of the existing building.

APPLICATION NO & SITE ADDRESS: Planning Consultation - 203447 - The Crabtree, Hyde Ash, Leominster, Herefordshire HR6 0JR

DESCRIPTION: Removal of Condition 3 of permission 172551/FH - Proposed conversion of building into ancillary living accommodation - to allow building to be separately let

APPLICANT(S): Mr L Price
GRID REF: OS 345452, 255578
APPLICATION TYPE: Full Householder

COMMENT: Objection – to be kept as ancillary accommodation only.

APPLICATION NO & SITE ADDRESS: Planning Consultation - 203592 - 21 Woodfen Crescent, Leominster, Herefordshire, HR6 8SS

DESCRIPTION: Proposed works to Wellingtonia - reduce the level of shading from the tree and its overbearing nature. I would consider that a crown reduction of the eastern and southern parts of the crown and minor crown lift would achieve this

APPLICANT(S): Mr Martin Bufton
GRID REF: OS 348604, 259021
APPLICATION TYPE: Works to trees covered by TPO
COMMENT: No Objection

APPLICATION NO & SITE ADDRESS: Planning Consultation - 203620 - Vine Cottage, 20a Etnam Street, Leominster, Herefordshire, HR6 8AQ

DESCRIPTION: Horse Chestnut T1 - Crown raise by approximately 2m in height using drop crotch pruning, reducing back branches no more than approximately 100mm in diameter. Crown thin entire tree by approximately 20-25% to reduce weight loading and wind resistance on larger limbs and to reduce excessive shading.

APPLICANT(S): Dr Andrew Mayes
GRID REF: OS 349753, 258879
APPLICATION TYPE: Works to Trees in a Conservation Area
COMMENT: No Objection

APPLICATION NO & SITE ADDRESS: Planning Consultation - 203304 - Little Lasslen, Wharton, Leominster, Herefordshire HR6 0NX

DESCRIPTION: Proposed conversion of garage into 2-bedroom annexe with single storey extension, solely ancillary to Little Lasslen.

APPLICANT(S): Mr & Mrs Brien
GRID REF: OS 350912, 255686
APPLICATION TYPE: Full Householder
COMMENT: No Objection submitted as a general comment as a restriction should be placed on the property for ancillary use only for Little Lasslen.

(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 - 203196 - Appleton, Orchard Lane, Leominster, Herefordshire, HR6 8PW

DESCRIPTION: Proposed single storey extension.

APPLICANT(S): Mr P J Hicks
GRID REF: OS 348777, 258360
APPLICATION TYPE: Full Householder
COMMENT: No Objection

APPLICATION NO & SITE ADDRESS: Planning Consultation - 202832 - 32 Burgess Street, Leominster, Herefordshire, HR6 8DE

DESCRIPTION: Proposed repairs to roof.

APPLICANT(S): Mr Ieuan Price
GRID REF: OS 349481, 259120
APPLICATION TYPE: Listed Building Consent
COMMENT: No Objection

- (c) **Tree Officer** - Cllr. Rumsey had indicated that he wished to resign from the post of Leominster Town Council Tree Officer. Following discussion, the chair requested that a letter be sent to Cllr. Rumsey asking him to reconsider as his hard work, knowledge and commitment were valued by the Planning & Highways Committee.
- (d) **Formal Complaint to Herefordshire Council** – Following discussion it appears that the Neighbourhood Development Plan isn't taken into account with the applications to remove trees and replanting isn't enforced.
- (e) **Councillor Training** – it was **RESOLVED** that the clerk should investigate Planning Training for the Committee with HALC.

PH97/20 DECISIONS

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

Leominster South

Number: P200726/L

Current status: Determination Made

Decision: Approved with Conditions

Type: Listed Building Consent

Location: Alba Bargates Leominster Herefordshire HR6 8EY

Proposal: 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.

Comment: No Objection

Leominster South

Number: P202889/AM

Current status: Determination Made

Decision: Approved with Conditions

Type: Non Material Amendment

Location: Brierley Court Hop Farm Brierley Lane Brierley Leominster Herefordshire HR6 0NU

Proposal: Non-material amendment to 160811/F (Proposed demolition two agricultural buildings and the erection of eight detached dwellings, new vehicular access, the diversion of a Public Right of Way, installation of traffic calming measures. Pursuant to the making of a Traffic Regulation Order, reducing the speed limit from the national limit to 30mph) - to allow changes to elevations.

Comment: No Comment

Leominster South

Number: P202575/FH

Current status: Determination Made

Decision: Approved with Conditions

Type: Full Householder

Location: 3 Ryelands Orchard Leominster Herefordshire HR6 8QQ

Proposal: Proposed extensions

Comment: No Objection

Leominster South**Number:** P202548/FH**Current status:** Determination Made**Decision:** Approved with Conditions**Type:** Full Householder**Location:** 49 Newlands Drive Leominster Herefordshire HR6 8PR**Proposal:** Proposed first floor extension to side and single storey extension to rear.**Comment:** No Objection**Leominster South****Number:** P202645/F**Current status:** Determination Made**Decision:** Approved with Conditions**Type:** Planning Permission**Location:** Morrisons Supermarket Leominster Herefordshire HR6 8RH**Proposal:** Proposed vehicle parking canopy within existing service yard.**Comment:** No Objection**Leominster East****Number:** P202042/K**Current status:** Determination Made**Decision:** Trees in Cons Area Works Can Proceed**Type:** Works to Trees in a Conservation Area**Location:** 40a Broad Street Leominster Herefordshire HR6 8BS**Proposal:** 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.**Comment:** Objection**Leominster East****Number:** P202683/PA2**Current status:** Determination Made**Decision:** Withdrawn**Type:** (Part 3) Class O - Prior Approval**Location:** 28 West Street Leominster Herefordshire HR6 8ES**Proposal:** Prior notification for change of use from Shops (Class A1), Financial and Professional Services (Class A2), Betting Offices or Pay Day Loan Shops (Sui Generis Uses) to Assembly and Leisure (Class D2) - change to dog grooming.**Comment:** No Objection**Leominster West****Number:** P202172/F**Current status:** Determination Made**Decision:** Approved with Conditions**Type:** Planning Permission**Location:** Vacant site adjacent to 54 Green Lane Leominster Herefordshire HR6 8QW**Proposal:** 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 (For DOC 2 3 4 5 6 & 7 see 203386).

Comment: No Objection

Leominster West

Number: P203146/FH

Current status: Determination Made

Decision: Withdrawn

Type: Full Householder

Location: China Hall Kingsland Leominster Herefordshire HR6 9QY

Proposal: 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.

Comment: No Objection

Leominster North & Rural

Number: P202915/K

Current status: Determination Made

Decision: Trees in Cons Area Works Can Proceed

Type: Works to Trees in a Conservation Area

Location: Dales Cricket Club, Sports Ground Mill Street Leominster Herefordshire HR6 8EB

Proposal: Lime trees (T1-T7) - crown raise as causing obstruction to vehicles and pedestrians on the road.

Comment: No Objection

Leominster North & Rural

202561 Works to Trees in a Conservation Area

05/08/2020 B And Q, Mill Street, Leominster, Herefordshire, HR6 8EF

5 DAY NOTICE -

Willow tree leaning in to car park.

Health and; safety concern. 1. Stage Cut the leaning willow tree back 6 meters; into the woodland area. 2. Cut any other branches that are now leaning; over to the B&Q Carpark to make safe and remove risk. 3. Removal of; all green waste from site that is associated with this work. B and Q Store B And Q, Mill Street, Leominster, Herefordshire, HR6 8EF Ground Control Ltd

21/09/2020 Tree works: 5-day Notice

PH98/20 HIGHWAYS AND PARKING MATTERS

(a) Highway and Parking Matters

The clerk raised the concerns sent in via email sent to the Town Council and Ward Member, Cllr. John Stone, by a member of the public, about speeding traffic on Mill Street. A response had been sent by the clerk detailing the plans to set up a Community Speed Watch Group and relaying information from the Police regarding the collection of speed data from Mill Street and other problem

areas in relation to speeding highlighted by the Town Council. Following speed data collection the areas will be risk assessed before carrying out Community Speed Watch training for volunteers.

PH99/20 LICENCING MATTERS

Following discussion, the committee **RESOLVED** that they had No Objection to the licencing application for Drapers Lane Deli, 27 Drapers Lane, Leominster, HR6 8ND.

Committee discussed the current Licencing Policy Consultation. This will cover the next five years and sets out the principles that will be applied when making licencing decisions. Comments from councillors will be sent to the clerk by 20th November 2020.

PH100/20 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 30th 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 19:29 hours.

CHAIR:

DATE: