



# LEOMINSTER TOWN COUNCIL

## PLANNING & HIGHWAYS COMMITTEE

Tuesday 1<sup>st</sup> September 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 7<sup>th</sup> September 2020 commencing at 18:00 hours** via 'Zoom' on the following dedicated link:

**Meeting ID: 821 8383 9974**

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 meeting held on 10<sup>th</sup> August 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 - 202243 - Land at Highfield, Fairmile, Stoke Prior, Leominster, Herefordshire HR6 0LR  
Proposed single storey dwelling.

**DESCRIPTION:**

**APPLICANT(S):**

Ms Hilary Bubb

**GRID REF:**

OS 353594, 257650

**APPLICATION TYPE:**

Planning Permission

**WEBSITE LINK:**

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

**APPLICATION NO & SITE ADDRESS:**

Planning Consultation - 202131 - The Maises, Bridge Street, Leominster, Herefordshire, HR6 8DZ

**DESCRIPTION:**

Timber frame building, 6.0m x 5.1m for use of a gym and hot tub with toilet. Upstairs to be general storage, at the the side to be attached will be a garage to fit one car 2.9m x 4.7m.

**APPLICANT(S):**

Mr Andrew Croxson

**GRID REF:**

OS 349436, 259736

**APPLICATION TYPE:**

Full Householder

**WEBSITE LINK:**

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

**APPLICATION NO & SITE ADDRESS:**

Planning Consultation - 202683 - 28 West Street, Leominster, Herefordshire, HR6 8ES

**DESCRIPTION:**

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.



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**APPLICANT(S):** Mrs Kirsty Karpat  
**GRID REF:** OS 349534, 259003  
**APPLICATION TYPE:** (Part 3) Class O - Prior Approval  
**WEBSITE LINK:** <http://www.herefordshire.gov.uk/searchplanningapplications>

**APPLICATION NO & SITE ADDRESS:** Planning Consultation - 202575 - 3  
Ryelands Orchard, Leominster,  
Herefordshire, HR6 8QQ

**DESCRIPTION:** Proposed extensions.  
**APPLICANT(S):** Mr J Turner  
**GRID REF:** OS 349022, 258400  
**APPLICATION TYPE:** Full Householder  
**WEBSITE LINK:** <http://www.herefordshire.gov.uk/searchplanningapplications>

(b) **Delegated authority for clerk** – To consider delegating authority to reply to planning applications following email consultation with councillors.

#### 8. DECISIONS

The following planning decisions had been received from Herefordshire Council.

##### Leominster West

**Number:** P200506/U

**Current status:** Determination Made

**Decision:** Approved with Conditions

**Type:** Certificate of Lawfulness (CLEUD)

**Location:** Melrose Ginhall Lane Leominster Herefordshire HR6 9AQ

**Proposal:** Certificate of lawfulness for existing single storey extension to rear.

**Comment:** No Comment recorded

##### Leominster East

**Number:** P201564/FH

**Current status:** Determination Made

**Decision:** Approved with Conditions

**Type:** Full Householder

**Location:** South View, 3 Stretfordbury Stoke Prior Leominster Herefordshire HR6 0LP

**Proposal:** Proposed single storey extension.

**Comment:** No Objection

##### Leominster South

**Number:** P201762/FH

**Current status:** Determination Made



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**Decision:** Approved with Conditions

**Type:** Full Householder

**Location:** Hivron 29 Barons Cross Road Leominster Herefordshire HR6 8RL

**Proposal:** Proposed front entrance porch and hallway.

**Comment:** No Objection

#### **Leominster North & Rural**

**Number:** P192078/F

**Current status:** Determination Made

**Decision:** Approved with Conditions

**Type:** Planning Permission

**Location:** Land adjacent right bank of the River Lugg Bypass Channel Leominster Herefordshire

**Proposal:** Proposed Flood Risk Management Strategy, will protect up to 251 properties from flooding, by raising the existing railway embankment over a length of 800m of the right bank of the River Lugg Bypass Channel from SO 49232 59963 (B4361, Bridge Street) to SO 49998 59710 (Railway Bridge). Approximately 100m of the embankment will be retained by a concrete flood wall to account for the constrained width of the river bank. A flood wall up to 20m in length, will tie-in the raised defences to the Network Rail Bridge.

**Comment:** No Comment recorded.

#### **9. HIGHWAYS AND PARKING MATTERS**

- (a) **Highway & Parking Matters** – To consider any parking and highway issues relating to the Parish of Leominster.
- (b) **Cycling and Walking COVID-19 response** – To receive an update on the implementation of the measures and communications received about the measures.
- (c) **Herefordshire Council Car Parking Charges Review** – To consider the review and provide a response to Herefordshire Council.
- (d) **Brierley Traffic Regulation Order 30mph** – To consider the formal consultation to provide a response to Herefordshire Council and ADL, their contractor.

#### **10. LICENCING MATTERS**

No licencing applications have been received to consider.

#### **11. DATE OF NEXT MEETING**

The next meeting will be held on Monday 5<sup>th</sup> October 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 Committee meeting held on Monday 10<sup>th</sup> August 2020 commencing at 19:00 hours remotely via Zoom.

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**MEMBERS PRESENT:** Councillors Rosser (Chair), Williams (Vice-Chair), Herschy, Preece (19.14), Rumsey and Thomas.

**ALSO PRESENT:** Cllr. Trish Marsh and one member of the public.

**OFFICER PRESENT:** Town Clerk.

**PH57/20 APOLOGIES FOR ABSENCE**

No apologies were received.

**PH58/20 DECLARATIONS OF INTEREST**

No Declarations of Interest were made.

**PH59/20 HEREFORDSHIRE COUNCIL MEMBERS**

A Herefordshire Council member was in attendance in an advisory role and was not involved in any decision making.

**PH60/20 REQUESTS FOR DISPENSATIONS**

No requests for dispensation had been received.

**PH61/20 QUESTIONS FROM THE PUBLIC**

One member of the public was present.

Concerns were raised regarding late night/early morning anti-social behaviour at the weekend. On 25<sup>th</sup> July 2020 at 4.08 am the member of the public was woken by a large group of intoxicated people in High Street below. They were swearing, shouting, brawling, urinating in planters and throwing bottles at shop windows. On being questioned by the resident they said that they had come from a local licenced premises. The police were called but didn't appear to attend at the time. This complaint was discussed in the previous meeting of 29<sup>th</sup> July 2020 and the clerk would follow up with licencing officer at West Mercia Police and provide a response to the member of the public.

**PH62/20 MINUTES OF PREVIOUS MEETING**

It was **RESOLVED** that the minutes of the Planning & Highways Committee Extra Ordinary meeting held on 29<sup>nd</sup> July 2020 be agreed and will be signed as a correct record when social distancing restrictions are lifted.

**PH63/20 PLANNING**

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

**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  
**COMMENT:** No Objection

**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  
**COMMENT:** No Objection

**APPLICATION NO & SITE ADDRESS:** Planning Consultation - 200726 - Alba, Bargates, Leominster, Herefordshire, HR6 8EY  
**DESCRIPTION:** 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.  
**APPLICANT(S):** Mr Andrew MacLachlan  
**GRID REF:** OS 349305, 258991  
**APPLICATION TYPE:** Listed Building Consent  
**COMMENT:** No Objection

## PH64/20 DECISIONS

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

### 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.

**Comment:** No Objection

### 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

**Comment:** No Objection

## PH65/20 HIGHWAYS AND PARKING MATTERS

### (a) Highway and Parking Matters

- A letter from a resident regarding the hiring of electric scooters within the town. The committee considered support for this and noted that the scooters were currently illegal unless rented out, as insurance is included. It was proposed by Cllr. Rosser, seconded by Cllr. Rumsey and **RESOLVED** not to support this as the condition of the public realm is not deemed suitable for safe operation at this time.
- A letter was also received from a resident to complain about the condition of the highways in town, the TTRO and the new Welcome sign on Cholstrey Road. The clerk informed committee that a full response had been sent to the resident outlining that Leominster Town Council is not the Highways Authority and that Herefordshire Council is responsible. Also that the site of the sign had been agreed with the Senior Engineer at Balfour Beatty. It was also outlined that the recent confirmation of the Heritage Action Zone project will attract public realm funding.
- Concerns were raised regarding a sign that restricts visibility on A49 roundabout when pulling out from the Mill Street directions and looking right at the traffic approaching from Hereford. A photo will be submitted so that the issue can be reported to Highways England.

(b) **Cycling and Walking COVID-19 response-** Committee received an update from Cllr. Marsh, Cllr. Thomas and Cllr. Rumsey who have been engaging with the public when the barrier is in place. There have been many comments, both in favour of and against the measures. The clerk will contact Herefordshire Council to ask about feedback, since the measures had been put in place, from both businesses and shoppers.

## PH66/20 LICENCING MATTERS

No licencing applications have been received to consider.

## PH67/20 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 7<sup>th</sup> September 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 19.52 hours.

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**CHAIR:**

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**DATE:**