



LEOMINSTER TOWN COUNCIL

PLANNING & HIGHWAYS COMMITTEE

Tuesday 29th 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 5th October 2020 commencing at 18:00 hours** via 'Zoom' on the following dedicated link:

Meeting ID: 890 5369 8367

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 7th September 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 - 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

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

Extension for comment granted by Herefordshire Council Planning Department.

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

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

Extension for comment granted by Herefordshire Council Planning Department.

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

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

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

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 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.

APPLICANT(S): Dental Surgery
GRID REF: OS 349751, 259132
APPLICATION TYPE: Works to Trees in a Conservation Area
WEBSITE LINK: <http://www.herefordshire.gov.uk/searchplanninapplications>

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): Mr Julian Dawes
GRID REF: OS 345454, 260111
APPLICATION TYPE: Full Householder
WEBSITE LINK: <http://www.herefordshire.gov.uk/searchplanninapplications>

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): Mr D Fordham
GRID REF: OS 350112, 257706
APPLICATION TYPE: Planning Permission
WEBSITE LINK: [http://www.herefordshire.gov.uk/searchplannin
gapplications](http://www.herefordshire.gov.uk/searchplannin
gapplications)

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
WEBSITE LINK: [http://www.herefordshire.gov.uk/searchplannin
gapplications](http://www.herefordshire.gov.uk/searchplannin
gapplications)

**(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 - 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
WEBSITE LINK: [http://www.herefordshire.gov.uk/searchplanningap
plications](http://www.herefordshire.gov.uk/searchplanningap
plications)
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
WEBSITE LINK: <http://www.herefordshire.gov.uk/searchplanningapplications>
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
WEBSITE LINK: <http://www.herefordshire.gov.uk/searchplanningapplications>
COMMENT: No Objection

- (c) **Planning White Paper and NDP Briefing Note from Herefordshire Council-**
To discuss the response to the document before the return date of 29th October 2020.

8. **DECISIONS**
The following planning decisions had been received from Herefordshire Council.

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.

9. HIGHWAYS AND PARKING MATTERS

- (a) Highway & Parking Matters** – To consider any parking and highway issues relating to the Parish of Leominster.
- (b) Hereford Road Traffic Regulation Order** – To ratify the response sent to ADL regarding the above consultation.

10. LICENCING MATTERS

To discuss responding to licencing applications in accordance with the Licencing Act 2003.

Vine & Juniper Application No. PR01881 – delegated representation.

11. DATE OF NEXT MEETING

The next meeting will be held on Monday 2nd November 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 7th September 2020 commencing at 18:00 hours remotely via Zoom.

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

OFFICER PRESENT: Town Clerk.

PH68/20 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Preece (work commitment), Herschy (family commitment), Williams (Vice-Chair).

PH69/20 DECLARATIONS OF INTEREST

No Declarations of Interest were made.

PH70/20 HEREFORDSHIRE COUNCIL MEMBERS

There were no Herefordshire Council members in attendance.

PH71/20 REQUESTS FOR DISPENSATIONS

No requests for dispensation had been received.

PH72/20 QUESTIONS FROM THE PUBLIC

No members of the public were present.

PH73/20 MINUTES OF PREVIOUS MEETING

It was **RESOLVED** that the minutes of the Planning & Highways Committee Extra Ordinary meeting held on 10th August 2020 be agreed and will be signed as a correct record when social distancing restrictions are lifted.

PH74/20 PLANNING

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

APPLICATION NO & SITE ADDRESS:	Planning Consultation - 202243 - Land at Highfield, Fairmile, Stoke Prior, Leominster, Herefordshire HR6 0LR
DESCRIPTION:	Proposed single storey dwelling.
APPLICANT(S):	Ms Hilary Bubb
GRID REF:	OS 353594, 257650
APPLICATION TYPE:	Planning Permission
COMMENT:	Objection – It was agreed to support the Humber, Ford & Stoke Prior Parish Council comments regarding safety and not reflecting their Neighbourhood Development Plan.

APPLICATION NO & SITE ADDRESS:	Planning Consultation - 202131 - The Maisies, 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
COMMENT:	No objection.
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.
APPLICANT(S):	Mrs Kirsty Karpat
GRID REF:	OS 349534, 259003
APPLICATION TYPE:	(Part 3) Class O - Prior Approval
COMMENT:	No objection.
APPLICATION NO & SITE ADDRESS:	Planning Consultation - 202575
DESCRIPTION:	3 Ryelands Orchard, Leominster, Proposed extensions.
APPLICANT(S):	Mr J Turner
GRID REF:	OS 349022, 258400
APPLICATION TYPE:	Full Householder
COMMENT:	No objection.

- (b) **Delegated authority for clerk** – It was proposed by Cllr. Rosser and seconded by Cllr. Thomas and unanimously voted that the clerk should have delegated authority to comment on planning applications following email consultation with councillors.

PH75/20 DECISIONS

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

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
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.

PH76/20 HIGHWAYS AND PARKING MATTERS

(a) Highway and Parking Matters

- Concerns have been raised regarding the amount of articulated lorries that are parked on Southern Avenue and Worcester Road leading to decreased visibility for road users. The matter will be brought to the attention of the police at the next operational Team Leominster.

(b) Cycling and Walking COVID-19 response

- Committee received an update from the clerk that following a visit by Cllr. John Harrington, Cabinet Member for Infrastructure & Transport, to local businesses, the COVID-19 response measures were modified to be implemented on Fridays only. The 20mph speed limit in the town centre will remain with replacement signage and the addition of road markings.

(c) Herefordshire Council Car Parking Review

Following feedback received and consideration of the Herefordshire Council Car Parking Review the following comments were made:

- Central Car Park should be free for the first hour (ticketed) with the option of buying the second hour. This will alleviate the constant queue around Corn Square of vehicles waiting for a free parking space.
- The 'free after 10am' for the Christmas Market in Leominster may be confusing. Will the machine be taking money for 2 hours before being free? Will it be covered as there is always confusion if there is only signage and people get frustrated? It may be worth having the whole day free for the sake of 2 hours and having to cover the machines.
- The colour coding clearly communicates what type of car park it is but there needs to be new, clear signage.
- Having an all-day option on Etnam Street will be beneficial as people park there all day already and have to return to buy another ticket during the day. It could also be used for the station parking.
- The revenue raised could be used to support and improve local bus services.

(d) Brierley Traffic Regulation Order

- Following consideration, the councillors **RESOLVED** to support this proposal to limit the speed to 30mph through the village of Brierley on U93600.

PH77/20 LICENCING MATTERS

No licencing applications have been received to consider.

PH78/20 DATE OF NEXT MEETING

Committee noted that the next meeting would be held on Monday 5th October 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 18.49 hours.

CHAIR:

DATE: