



# Ross-on-Wye Town Council

**Minutes of the Planning & Development Committee Meeting  
held on Tuesday 15 January 2019 at 7.00pm  
at The Corn Exchange, High Street, Ross-on-Wye, Herefordshire, HR9 5HL**

**Present:** Councillors: Cllr J Roberts (Chair), Cllr C Bartrum, Cllr N Gibbs, Cllr D Ravenscroft, Cllr C Utting  
Ex officio Member: Cllr V Coker  
**In attendance:** Amanda Smith – Assistant Town Clerk  
  
One member of the public

**P19/01#172 Apologies for Absence**  
[Local Government Act 1972 s85 \(1\)](#)  
Cllr H Bramer

**P19/01#173 Declarations Of Interest**  
[Local Authorities \(Model Code of Conduct\)](#)  
None

**P19/01#174 Dispensations**  
None

**P19/01#175 Public Participation**  
The member of the public wished to know more about the level of housing development taking place in the town and expressed her concern about the need for community infrastructure to support any development. In order to find out more about the details of development the Chair informed her about the Ross Neighbourhood Plan Development and the forthcoming meeting on the current progress of the Plan that had completed Regulation 14 consultation.

**P19/01#176 Planning & Development Committee Meeting Minutes - to confirm and sign the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 18<sup>th</sup> December 2018.**  
[LGA 1972, Sch 12 para41 \(1\).](#)

**RESOLVED – that the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 18<sup>th</sup> December 2018 be signed as a correct record.**

**P19/01#177 Action Review Summary**  
The Action Review Summary was presented and noted.  
Outstanding actions (not mentioned in #181 Correspondence)  
i. SIDs – email sent to Yvonne Coleman regarding transfer of money to purchase the SID for four locations – confirmation had been received that payment will be made as soon as possible.

JR  
5/2/19

- ii. Check on progress of enforcement – 33 Gloucester Road  
Assistant Clerk obtained copy of Section 215 Notice to see who owns the property - Chairman to draft a letter to owner regarding upkeep of building.  
**ACTION JR**
- iii. Clerk had contacted the Enforcement Officer regarding the boarding up of first floor windows above the Mountain Warehouse shop in the High Street.
- iv. Heads of Terms – email sent to Yvonne Coleman regarding Heads of Terms Agreement requesting explanation as to why Town Council had not been consulted on allocation of Section 106 monies and explanation on how monies have been allocated. Request also made to consider allocating monies to the Town Council’s list of priority areas – e.g. Health Care Provision, Youth Provision and Primary Education Provision in the town.

**P19/01#178**

**Applications to be considered**

To consider the following application:

[P184635/O - Outline](#)

Model Farm Cottage Hildersley Ross-On-Wye Herefordshire HR9 7NN  
Variation of condition 26 of Hybrid Planning P173600/O (development of employment uses including B1, B2 and B8 including full details of the access, internal road infrastructure and circulation routes, and landscaping within a landscape buffer zone providing surface water attenuation and planting).  
Replacement of approved plan GX-003 with OAP-SW-002 and removal of other approved plans as per cover letter.

**Recommendation: No Objection**

[P184644/AM - Non Material Amendment](#)

6 Danum Road Ross-On-Wye Herefordshire HR9 5UG  
Non-material amendment ref 174318/FH (proposed demolition of conservatory and erection of single storey extension) - to veranda roof omission of glass roof and addition of polycarbonate roof.

**Recommendation: No Objection**

**Assistant Clerk to raise a query with the Case Officer over the fact that the application current status states ‘determination made’ and decision states ‘approved’ and yet the deadline for comments is 17<sup>th</sup> January 2019.**

[P184206/J - Works to trees covered by TPO](#)

Red Gables Ledbury Road Ross-On-Wye Herefordshire HR9 7BG  
Proposed to remove 2 x Lime trees (T1 & T2) due to root damage being caused as well as the imbalance of T1.

**Recommendation: No objection but members request that consideration is given to the replacement of the trees**

[P183381/F - Planning Permission](#)

River View Flats Wye Street Ross-on-Wye Herefordshire HR9 7BX  
Proposed alterations and extensions to four existing flats.

**Recommendation: Support the Application**

JR  
5/2/19

[P184261/FH - Full Householder](#)

29 Redwood Close Ross-On-Wye Herefordshire HR9 5UD  
Proposed removal of stairs to entrance. Enlarged balcony to entrance and new stairs. Sun room extension. Replacement of windows. Cedar boarding to first floor in place of render and stuck on post.

**Recommendation: No Objection**

[P184481/N - Waste](#)

Mercia Waste Management Station Approach Ross-On-Wye Herefordshire HR9 7AQ Application for variation of a condition 12 of planning permission SE2000/0814/N (development of a new household waste site). To allow recycling centre to open for longer hours and on an additional weekday.

**Recommendation: Strongly support the Application**

[P184645 - Works to trees in a Conservation Area](#)

Red House Palmerston Road Ross-On-Wye Herefordshire HR9 5PJ  
Ash tree - reduce by 2m, fell 2 Conifer trees and prune Birch tree.

**Recommendation: No Objection**

**P19/01#179**

**Further Applications**

No further planning applications needed to be considered for the extension of deadlines.

**P19/01#180**

**Notifications**

To receive the notifications of decisions on planning applications on the attached list.

**RESOLVED – to receive and note the decisions**

**P19/01#181**

**Correspondence**

To receive and consider the following correspondence:

- i. Herefordshire Council Free Parking Proposal  
Assistant Clerk to request that once the proposal has been confirmed to hold a countywide free parking event on 9<sup>th</sup> February 2019, Herefordshire Council should provide notices/stickers in order to advertise the free parking.
- ii. Herefordshire Tree Warden Network Annual Report - noted.
- iii. Community Right to Bid – confirmation that the Crown and Sceptre, Eagle Inn, Kings Arms and Plough Inn are now on the register of Community Assets – noted.

**There being no further business the meeting closed at 7.45pm**

Signed .....  ..... chairman

Date ..... 5/2/19 .....



# Ross-on-Wye Town Council

## Minutes of the Planning & Development Committee Meeting

held on Tuesday 5 February 2019 at 7.00pm

at The Corn Exchange, High Street, Ross-on-Wye, Herefordshire, HR9 5HL

**Present:** Councillors: Cllr J Roberts (Chair), Cllr C Bartrum, Cllr N Gibbs, Cllr D Ravenscroft  
Ex officio Member: Cllr V Coker

**In attendance:** Amanda Smith – Assistant Town Clerk

One member of the public – Rob Taylor, Tree Warden

**P19/02#01 Apologies For Absence**  
[Local Government Act 1972 s85 \(1\)](#)  
Cllr H Bramer and Cllr C Utting

**P19/02#02 Declarations Of Interest**  
[Local Authorities \(Model Code of Conduct\)](#)  
All Councillors Declared a Schedule 1 Interest in Agenda item #07 Application to be considered P184565/K – due to the site being the property of Ross Town Council.

**P19/02#03 Dispensations**  
Written dispensations were received from all Councillors Declaring a Schedule 1 Interest – and all were approved.

**P19/02#04 Public Participation**  
Rob Taylor, the Tree Warden introduced himself to the meeting and made a general comment on the importance of maintaining trees in the town. In his opinion it was easy to remove trees but a lot more difficult to replace them - he also spoke on the proposal for an arboretum in Long Acre. Cllr Roberts thanked him for all his work and support to the Town Council.

**P19/02#05 Planning & Development Committee Meeting Minutes - to confirm and sign the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 15<sup>th</sup> January 2019.**  
[LGA 1972, Sch 12 para41 \(1\).](#)

**RESOLVED – that the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 15<sup>th</sup> January 2019 be signed as a correct record.**

26/2/19

**P19/02#06**

**Action Review Summary**

The Action Review Summary was presented and noted.

Outstanding actions (not mentioned in #11 Correspondence)

- i. SIDs – Assistant Clerk had received an email Yvonne Coleman regarding the transfer of money to purchase the SID for four locations – the matter was still being discussed by Herefordshire Council and BBLP and she would come back with a response as soon as possible. Assistant Clerk to respond to email confirming that site surveys have already taken place with BBLP and that the Town Council wished to receive the money in order to purchase the SID through a third party (approved by BBLP).
- ii. Check on progress of enforcement – 33 Gloucester Road  
Assistant Clerk obtained copy of Section 215 Notice to see who owns the property - Chairman to draft a letter to owner regarding upkeep of building.  
**ACTION JR**
- iii. Clerk reported that the Enforcement Officer had considered the boarding up of first floor windows above the Mountain Warehouse shop in the High Street not to be untidy and so no action will be taken.
- iv. Heads of Terms – Assistant Clerk had received an email from Yvonne Coleman regarding Heads of Terms Agreement and the need to consider allocating monies to the Town Council’s list of priority areas – e.g. Health Care Provision, Youth Provision and Primary Education Provision in the town. Assistant Clerk to respond by requesting that:  
Item 2 – the sustainable transport infrastructure should also include safer routes to school i.e. John Kyrle School and Brampton Abbots School.  
Item 7 - the development of infrastructure for the provision of health services should be in Ross-on-Wye i.e. Ross Hospital and increased consulting rooms at GP at Alton Street Surgery, as opposed to Hereford County Hospital.

It was agreed that the Heads of Terms should be an Agenda item for all future Planning and Development Committee Meetings.

**P19/02#07**

**Applications to be considered**

To consider the following application:

[P184565/K - Works to Trees in a Conservation Area](#)

Land at Homs Road Car Park Homs Road Ross-On-Wye HR9 7DE

Proposed works to hawthorn on right boundary, from rear of old toilet block to field entrance needs felling.

No documents associated with the planning application were on the Herefordshire Council website. Assistant Clerk to therefore request that the information is uploaded onto the system.

STANDING ORDERS SUSPENDED AT 7.35pm

Rob Taylor, the Tree Warden, commented that the hedge had been allowed to grow wild - with ivy and virginia creeper – and that it would benefit from being tidied up/reduced and some of the external growth encouraged to grow back into the hedge.

STANDING ORDERS REINFORCED AT 7.40pm

Members requested that any work should be as conservative as possible and that the Amenities Committee should be asked to retain as much of the hedge and trees as possible.

*JR*  
26/2/19

[P184676/K - Works to Trees in a Conservation Area](#)

Oakleigh Gloucester Road Ross-On-Wye Herefordshire HR9 5NA

Proposed works to: 1. The felling of three conifer trees (marked with (x) on plan) at front of the property. 2. The felling of one silver birch tree (marked (xx) on plan) that is growing in a cluster with two others. 3. The reduction in height (roughly by 30%) of the remaining conifers along the front boundary with Gloucester Rd (marked within dotted line).

**Recommendation: No Objection**

[P190094/FH - Full Householder](#)

Clarach Hawthorne Lane Ross-On-Wye Herefordshire HR9 5BG

To replace existing single garage / workshop with a double garage and workshop.

**Recommendation: No Objection**

[P190225/K - Works to Trees in a Conservation Area](#)

Rock Face on Wilton Road Ross-on-Wye Herefordshire HR9 5AS

To remove vegetation, trees and ivy from the rock face.

STANDING ORDERS SUSPENDED AT 7.50pm

Rob Taylor, the Tree Warden, commented that he could understand why some of the vegetation needed clearing but expressed concern over the impact this would have on noise levels and natural habitat for birds.

STANDING ORDERS REINFORCED AT 7.55pm

**Recommendation: No Objection but members strongly request that consideration is given to the welfare of birds and that the work is not done during the nesting season. That technical advice is obtained in order to avoid providing additional habitat for the breeding of pigeons as they cause serious health and environmental difficulties in the town. That technical advice is obtained in order to minimise the acoustic impact to the Long Acre area due to the reverberation of traffic noise that will increase with the removal of the vegetation.**

Cllr Ravenscroft left the meeting at 8.00pm.

[P181309 - Planning Re-consultation](#)

Ashburton Depot Ashburton Industrial Estate Ross-on-Wye Herefordshire HR9

7BW Change of use from 'depot' with vehicle washing facility to warehouse and car wash (hand wash) with retail access.

**Recommendation: No Objection**

**P19/02#08**

**Further Applications**

No further planning applications needed to be considered for the extension of deadlines.

**P19/02#09**

**Notifications**

To receive the notifications of decisions on planning applications on the attached list.

**RESOLVED – to receive and note the decisions**

JR  
26/2/19

**P19/02#10**

**To consider request from Amenities Committee to approach Herefordshire Council for S106 funding towards improvements to the Town and Country Trail**

It was agreed that this would be added to the Section 106 list of priority areas along with the Chase Development for discussion at the March 2019 meeting.

**Rob Taylor left the meeting at 8.10pm.**

**P19/02#11**

**Correspondence**

To receive and consider the following correspondence:

i. Enterprise Zone Local Development Order Consultation – noted.


ii. Herefordshire Council Free Parking Proposal

Assistant Clerk had received a further email confirming the free parking event on 9<sup>th</sup> February 2019 (10.00am – 2.00pm) and the request that as it is a pilot event that information is provided on the impact that it has on the town, e.g. footfall, visitor numbers, customer sales. Information to be provided with a comparison to the same day last year – Saturday 10<sup>th</sup> February 2018. Information to be sent to Herefordshire Council by 8<sup>th</sup> March 2019.

Assistant Clerk to circulate email to ART, Made in Ross and Cllr C Utting to put on Facebook and request responses by 16<sup>th</sup> February 2019.

iii. Email from Yvonne Coleman regarding SID (see Action Review Summary above) and Section 106 for the Rosswyn Hotel stating that she had fed back the Planning and Development Committee views to BBLP and that they are producing a design proposal.

There being no further business the meeting closed at 8.20pm

Signed .....  ..... Chairman

Date ..... 26/2/19 .....



# Ross-on-Wye Town Council

## Minutes of the Planning & Development Committee Meeting held on Tuesday 19 March 2019 at 7.00pm at The Corn Exchange, High Street, Ross-on-Wye, Herefordshire, HR9 5HL

Present: Councillors: Cllr J Roberts (Chair), Cllr C Bartrum, Cllr D Ravenscroft, Cllr C Utting,  
Cllr J Utting (substitute)  
Ex officio Member: Cllr V Coker  
In attendance: Mrs Rachel Lewis, Project Officer

**P19/03#025 Apologies For Absence**  
[Local Government Act 1972 s85 \(1\)](#)  
Cllr N Gibbs

**P19/03#026 Declarations Of Interest**  
[Local Authorities \(Model Code of Conduct\)](#)  
Cllr D Ravenscroft declared a Schedule 2 Interest in Agenda item #031 Application to be considered P190477/F – as a member of the Friends of Ross Hospital which gave a large donation towards the cost of the lift.

Cllr C Utting and Cllr J Utting both declared an Interest in Agenda item #031 Application to be considered P190673/K as the tree is in a neighbouring garden

**P19/03#027 Dispensations**  
None

**P19/03#028 Public Participation**  
None

**P19/03#029 Planning & Development Committee Meeting Minutes** - to confirm and sign the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 26<sup>th</sup> February 2019.  
[LGA 1972, Sch 12 para41 \(1\).](#)

**RESOLVED – that the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 26<sup>th</sup> February 2019 be signed as a correct record.**

**P19/03#030 Action Review Summary**

The Action Review Summary was presented and noted.

The Clerk was asked to investigate the current status of the Alcohol Exclusion Area in the town centre.

JR  
9/4/19



**P19/03#031 Applications to be considered**

To consider the following applications:

[P190756/F – Planning Permission](#)

2-5 Market Place, Ross-On-Wye, HR9 5NX

Replacement of 12 no. windows on the first and second floor.

**Recommend Support**

Members strongly supported this application which will transform an eyesore in the centre of town into a building to be proud of.

[P190543](#)

Hildersley Farm, A40 Hildersley to Weston-Under-Penyard, Hildersley, Herefordshire

Demolition of two farm outbuildings, division and refurbishment of existing farmhouse, and conversion of remaining farm outbuildings to provide a total of 8 dwellings, together with associated bin and bicycle storage, parking allocation and landscaping works.

**Recommend Objection**

Members object on the grounds that the site was not identified for housing in the draft NHDP which has now been approved by Ross-on-Wye Town Council. Ad hoc out of town developments undermine the carefully thought through housing allocation strategy within the neighbourhood plan.

Members therefore support the enforcement of Core Strategies SS1, RA1, RA2 and RA3 to refuse this application.

*Cllr C Utting and Cllr J Utting left the meeting at 7.24pm*

[P190673/K - Works to Trees in a Conservation Area](#)

Shire Oak, Ashfield Crescent, Ross-On-Wye, HR9 5PH

Propose to fell Elder. Tree roots are lifting paving and soil around drain cover to sewer.

**Recommend no objection**

*Cllr C Utting and Cllr J Utting returned to the meeting at 7.26pm*

[P190486/F - Planning Permission](#)

Lynmar, Spine Road, Greytrees, Ross-On-Wye, HR9 7HU

Proposed new dwelling.

**Recommend Objection**

Members object to the application unless further parking space is made available to both the new property and the existing property.

*Cllr Ravenscroft left the meeting at 7.32pm*

*JE*  
*9/4/19*

[P190477/F - Planning Permission](#)

Ross-On-Wye Community Hospital, Alton Street, Ross-On-Wye, HR9 5AD  
Proposed double storey extension to the rear of the existing community hospital, to house a new lift to access to the first floor wards.

**Recommendation: No Objection**

Members asked if Section 106 funding (as opposed to a contribution) has been explored for this project.

*Cllr Ravenscroft returned to the meeting at 7.35pm*

**P19/03#032**

**Heads of Terms Agreement S106 – Planning Obligations**

To consider any relevant plans applicable and confirm the Committee's views regarding priorities for the allocation of funds.

None

**P19/03#033**

**Herefordshire Council S106 - Priority List for funding improvements**

To produce a costed 'wish list' for specific capital projects and a list of potential contacts/developers to approach in order to improve funding opportunities.

In addition to the list produced at the February meeting members suggested the following areas for which Section 106 monies could be requested:

- Amenities at the Canoe Launch
- The town's Primary Schools
- Signage

The Project Officer reminded members that the Town Council's Planning Obligations Policy and current wish list (filed with Herefordshire Council in March 2018) is due for review.

Cllr Roberts offered to explore further the costing of projects on the recommended wish list.

**P19/03#034**

**Further Applications**

To note applications received after the issue of the Agenda and consider if extension of deadlines is required in order to make comments at the next meeting.

Planning applications P190906 and P190940 had been received.  
An extension is to be requested for P190906 (Lawford House – felling 3 fir trees) and members will not be commenting on P190940.

**P19/03#035**

**Notifications**

To receive the notifications of decisions on planning applications on the attached list.

Noted

*Cllr Ravenscroft left the meeting at 7.53pm*

*JK*  
*9/4/19*

**P19/03#036**

**Correspondence**

To receive the following correspondence:

Stagecoach Bus Service Network review and consultation.


**Proposed Cllr J Utting**

**Seconded Cllr Coker**

**All in favour**

**Resolved** to appoint Councillors J Roberts, C Utting, C Bartrum and V Coker to look at the consultation and comment individually or bring back to the meeting if the end date allows.

**There being no further business the meeting closed at 7.56pm**

Signed .....  ..... Chairman

Date ..... 29 / 4 / 19 .....



# Ross-on-Wye Town Council

## Minutes of the Planning & Development Committee Meeting

held on Tuesday 9 April 2019 at 7.00pm

at The Corn Exchange, High Street, Ross-on-Wye, Herefordshire, HR9 5HL

Present: Councillors: Cllr J Roberts (Chair), Cllr C Bartrum, Cllr D Ravenscroft, Cllr C Utting  
Substitute member: Cllr A Taylor  
Ex officio Member: Cllr V Coker  
In attendance: Amanda Smith – Assistant Town Clerk

**P19/04#037 Apologies For Absence**  
[Local Government Act 1972 s85 \(1\)](#)  
Cllr H Bramer and Cllr N Gibbs

**P19/04#038 Declarations Of Interest**  
[Local Authorities \(Model Code of Conduct\)](#)  
Cllr A Taylor declared a Schedule 1 Interest in Agenda item #047 due to being a committee member of Tudorville & District Community Centre.

**P19/04#039 Dispensations**  
None

**P19/04#040 Public Participation**  
None

**P19/04#041 Planning & Development Committee Meeting Minutes** - to confirm and sign the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 19<sup>th</sup> March 2019.  
[LGA 1972, Sch 12 para41 \(1\)](#).

**RESOLVED** – that the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 19<sup>th</sup> March 2019 be signed as a correct record.

**P19/04#042 Action Review Summary**  
The Action Review Summary was presented and noted.  
Outstanding actions (not mentioned in #048 Correspondence)

- i. SIDs – Assistant Clerk had received an email Yvonne Coleman regarding the transfer of money to purchase the SID for four locations – the matter was still being discussed by Herefordshire Council and BBLP and she would come back with a response as soon as possible. Assistant Clerk had responded to the email confirming that site surveys have already taken place with BBLP and that the Town Council wished to receive the money in order to purchase the SID through a third party (approved by BBLP). Matter still to be resolved.
- ii. Public Spaces Protection Order – Assistant Clerk was chasing up David Hough for confirmation of the alcohol restriction area map.

JR  
30/4/19

**P19/04#043 Applications to be considered**

To consider the following application:

**P190993/F - Planning Permission**

Broadmeadow Caravan Park Station Approach Ross-on-Wye Herefordshire HR9 7BW  
Erection of maintenance building associated with caravan site (retrospective)

**Recommendation: No objection – but members recommend that consideration be given to planting in order to screen the maintenance building**

**P190965/A - Advertisement Consent**

7 Market Place Ross-On-Wye Herefordshire HR9 5NX  
Signage including internally illuminated logo, non-illuminated fasciapane and internally illuminated projecting sign (retrospective)

**Recommendation: Objection – members object to the internally illuminated sign as it is in close proximity to a scheduled ancient monument and wish to protect the character of the town centre (paragraph 22 Ross Town Plan applies)**

**P190862/A - Advertisement Consent**

Ross Spur Service Area (Northbound) A449 Overcross Roundabout to M50 Junction 4 Road Ross-On-Wye Herefordshire  
Totem sign mounted on brick pier

**Recommendation: Objection – members request that the totem sign is made smaller (no more than 3 metres in height) and that it is only illuminated during business hours**

**P190832/F - Planning Permission**

Palma Court 27 Brookend Street Ross-On-Wye Herefordshire HR9 7EE  
Alterations to street frontage elevation and conversion of outbuilding at rear from one flat to two studio flats

**Recommendation: No objection**

**P190769/F - Planning Permission**

5 Wilton View Spine Road Greytree Ross-On-Wye Herefordshire HR9 7HU  
Proposed change of use of outbuilding to A1 use

**Recommendation: No objection**

**P190774/CD4 - Council Development Reg 4**

St Joseph's Roman Catholic Primary School Walford Road Ross-On-Wye HR9 5AW  
Proposed single-storey extension to rear of detached school hall building to create pre-school room

**Application withdrawn**

**P190906/K - Works to Trees in a Conservation Area**

Lawfords House Walford Road Ross-On-Wye Herefordshire HR9 5PQ  
Propose to fell 3 Fir trees because of excessive shading and low amenity value. Replace with Silver Birch in the same place

**Recommendation: No objection**

JK  
30/4/19

**P191127/J - Works to trees covered by TPO**

Lincoln Hill House Lincoln Hill Lincoln Hill Ross-On-Wye Herefordshire HR9 7<sup>TH</sup>  
Proposed works to T1 semi-mature Scots pine standing approx 12m tall beside the drive to the property, to crown thin /reduce tree by 30%

**Recommendation: No objection – members recommend that the work be done with instruction from the Tree Officer**

**P19/04#044**

**Heads of Terms Agreement S106 – Planning Obligations**

To consider any relevant plans applicable and confirm the Committee's views regarding priorities for the allocation of funds.  
None

**P19/04#045**

**Further Applications**

Planning applications P191091, P190977/8, P190805, P191207 and P191172 were considered and extensions of deadlines were requested for only P191091, P19977/8 and P191172.

**P19/04#046**

**Notifications**

To receive the notifications of decisions on planning applications on the attached list.

**RESOLVED – to receive and note the decisions**

**P19/04#047**

**Assets of Community Value**

To review the assets of community value applications for the Gresleys and Tudorville & District Community Centre.

**Cllr A Taylor left the meeting having declared an interest at 7.25pm**

Assistant Clerk reported that a request had been made to withdraw the applications for the following reasons:

The Gresleys is registered as a village green and therefore protected - and as the ownership is unclear this would make it difficult to process the application.  
Tudorville & District Community Centre is protected by an overage clause in the lease.

Members requested that they have sight of all correspondence before making a decision.

**Cllr A Taylor returned to the meeting at 7.30pm**

**P19/04#048**

**Correspondence**

To receive and consider the following correspondence:

i. Assets of Community Value nominations now on Community Asset List – The Drop Inn & The Friends Meeting House.

Noted.

ii. Public Speaking letter for Planning Committee on 10<sup>th</sup> April 2019 – P182617  
Land adjacent to Cawdor Gardens.

Cllr A Taylor agreed to attend the meeting.

iii. Assistant Clerk had received an email from Yvonne Coleman regarding Section 106 monies totalling £16,832 that area available for play provision in the town. Details to be sent to Deputy Clerk/Amenities Committee.

**There being no further business the meeting closed at 7.40pm**

Signed .....  ..... Chairman

Date ..... 30/4/19 .....



# Ross-on-Wye Town Council

**Minutes of the Planning & Development Committee Meeting  
held on Tuesday 30 April 2019 at 7.00pm  
at The Corn Exchange, High Street, Ross-on-Wye, Herefordshire, HR9 5HL**

**Present:** Councillors: Cllr J Roberts (Chair), Cllr C Bartrum, Cllr N Gibbs, Cllr D Ravenscroft, Cllr C Utting  
Ex officio Member: Cllr V Coker  
**In attendance:** Amanda Smith – Assistant Town Clerk

Two members of the public were also present.

**P19/04#049 Apologies For Absence**  
[Local Government Act 1972 s85 \(1\)](#)  
Cllr H Bramer

**P19/04#050 Declarations Of Interest**  
[Local Authorities \(Model Code of Conduct\)](#)  
None

**P19/04#051 Dispensations**  
None

**P19/04#052 Public Participation**  
Cllr J Roberts welcomed the members of the public to the meeting. They had attended the meeting due to their concerns about the planning application P191172/F Land at Tanyard Lane and the application for variation of condition 2 of planning permission 130336/F and the change to the approved plans for site layout and new house type plan to allow an alternative route for a pedestrian and cycle link. Their main concern was that the plan proposal did not include the new property at 5A Arundel Close (owned by one of them) and the fact that the pedestrian and cycle link would go through the land of this property (including cutting through the routes of a mature fir tree). They also had concerns about the potential increase in the level of burglary due to this becoming a cut-through with access to different main roads.

**The two members of the public left the meeting at 7.15pm.**

**P19/04#053 Planning & Development Committee Meeting Minutes** - to confirm and sign the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 9<sup>th</sup> April 2019.  
[LGA 1972, Sch 12 para41 \(1\)](#).

**RESOLVED – that the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 9<sup>th</sup> April 2019 be signed as a correct record.**



**P19/04#054**

**Action Review Summary**

The Action Review Summary was presented and noted.

Outstanding actions (not mentioned in #060 Correspondence)

- i. SIDs – Assistant Clerk had received an email Yvonne Coleman regarding the transfer of money to purchase the SID for four locations – the matter was still being discussed by Herefordshire Council and BBLP and she would come back with a response as soon as possible. Assistant Clerk had responded to the email confirming that site surveys have already taken place with BBLP and that the Town Council wished to receive the money in order to purchase the SID through a third party (approved by BBLP). Assistant Clerk reported that the matter was now resolved and the SID application could be processed.
- ii. Public Spaces Protection Order – Assistant Clerk was chasing up David Hough for confirmation of the alcohol restriction area map.

**P19/04#055**

**Applications to be considered**

To consider the following application:

**P191176/F - Planning Permission**

Hornbeams 9 Eastfield Road Ross-On-Wye Herefordshire HR9 5JY

Proposed demolition of existing dwelling and construction of replacement dwelling

**Recommendation: No objection**

**P191308/K - Works to Trees in a Conservation Area**

Appleyard Ashfield Crescent Ross-On-Wye Herefordshire HR9 5PH

Proposed works to Birch (T1)

**Recommendation: No objection**

**P191047/A - Advertisement Consent**

KFC Restaurant Ross Spur Service Area (Northbound) Ross-On-Wye HR9 7QJ

3x new fascia boards 1x new 700mm high red KFC letters 1x new 700mm high white KFC letters 1x neon chicken graphic in window 1x Hello Ross-On-Wye neon graphic 1x chicken vinyl 1x colonel bucket above door

**Recommendation: No objection**

**P191046/F - Planning Permission**

KFC Restaurant Ross Spur Service Area (Northbound) Ross-On-Wye HR9 7QJ

Proposed alterations to existing building and extension to front of building. Existing shop front frames to be re-sprayed concrete grey, new powder coated aluminium door, new fascia boards, horizontal timber cladding and new/replacement signage

**Recommendation: No objection**

**P191324/K - Works to Trees in a Conservation Area**

12 Oaklands Court Ross-On-Wye Herefordshire HR9 7HD

Silver Birch tree to be section felled to ground level. Will be replaced with a new Silver Birch away from house

**Recommendation: No objection**

**P191267/FH - Full Householder**

West Wood Walford Road Ross-On-Wye Herefordshire HR9 5PQ  
Application for variation of condition 2 of planning permission 183838 (proposed extension and double garage) to allow conversion of the proposed garage to form games room and first floor office

**Recommendation: No objection – providing the Planning Officer is content that there is adequate on-site parking at the property**

**P191271/FH - Full Householder**

Mount Airey Cottage Mount Pleasant Ross-On-Wye Herefordshire HR9 7AZ  
Proposed first floor extension

**Recommendation: No objection**

**P190978/L - Listed Building Consent**

Raglan House Broad Street Ross-on-Wye Herefordshire  
Proposed conversion of restaurant and kitchen and letting rooms to a shop/cafe and three 2 bedroom flats

**Recommendation: No objection**

**P190977/F - Planning Permission**

Raglan House Broad Street Ross-on-Wye Herefordshire HR9 7EA  
Proposed conversion of restaurant and kitchen and letting rooms to a shop/cafe and three 2 bedroom flats

**Recommendation: No objection**

**P191091/FH - Full Householder**

7 Kyrle Street Ross-On-Wye Herefordshire HR9 7DB  
Proposed single storey rear extension

**Recommendation: No objection**

**P191172/F - Planning Permission**

Land at Tanyard Lane Ross-On-Wye Herefordshire  
Application for variation of condition 2 of planning permission 130336/F (proposed variation of condition 2 of Planning Permission DCSE2008/0095/F (erection of 87 dwellings and associated garages, new access and linear park). Change to approved plans for site layout and new house type plan) to allow alternative route for pedestrian and cycle link

**Recommendation: Members strongly object to the application for variation of condition 2 of Planning Permission 130336/F (proposed variation of condition 2 of Planning Permission DCSE2008/0095/F) and see no reason why the original conditions regarding the pedestrian and cycle link route should be varied.**

**The first reason for the objection is that the application does not adequately deal with the issue of land ownership. The plan proposal does not include the new property at 5A Arundel Close and the fact that the pedestrian and cycle link route would go through the land at this property. In addition, there is no evidence that there is an easement in place for a permanent pedestrian and cycle link route access along Tanyard Lane.**



Second, the plan proposal is poorly designed and ignores the 'desire line' from the cut-through. The proposed use of the existing shared space along the north-west boundary means that all traffic using the authorised route will need to make a sharp turn in order not to collide with parked cars. Such a sharp turn is not a practical expectation on a route that will primarily be used by school children – especially on southbound journeys where the steep slope will also increase the risk of collisions.

Third, if approved, there would be a requirement to move the existing pedestrian crossing on the Ledbury Road, which was installed to meet the originally planned path. The new proposal would otherwise mean school children having to first walk down the road to the pedestrian crossing, cross, and then walk back up on the opposite side. It is likely that some would instead try to cross the road at other places – a serious safety risk. Although we are opposed in principle to a variation of the planning conditions on this site, we make the case that any such variation must provide a genuinely safe route for John Kyrle High School students.

Finally, we are aware that in recent years there has been a deliberate reduction in the use of such cut-throughs because they are associated with increased rates of burglary in linked housing areas with access to different main roads. This is because it is possible to make a quick and unobtrusive get-away from one area after committing crime in another.

Members asked the Assistant Clerk to contact the Tree Warden with regard to placing a TPO on the fir tree in Arundel Close.

**P190486 – Planning Re-consultation**

Lynmar Spine Road Greytree Ross-On-Wye HR9 7HU  
Proposed new dwelling

**Recommendation: No objection**

**P19/04#056**

**Heads of Terms Agreement S106 – Planning Obligations**

To consider any relevant plans applicable and confirm the Committee's views regarding priorities for the allocation of funds.

None

**P19/04#057**

**Further Applications**

Planning applications P191521, P191371 and P191425 were considered and no extensions of deadlines were requested.

**P19/04#058**

**Notifications**

To receive the notifications of decisions on planning applications on the attached list.

**RESOLVED – to receive and note the decisions**



**P19/04#059**

**Assets of Community Value**

To review the assets of community value applications for the Gresleys and Tudorville & District Community Centre.

Assistant Clerk reported that a request had been made to withdraw the applications for the following reasons:

The Gresleys is registered as a village green and therefore protected - and as the ownership is unclear this would make it difficult to process the application. Tudorville & District Community Centre is protected by an overage clause in the lease.

Members reviewed the correspondence and confirmed their approval of the withdrawal of the application for The Gresleys. Members asked that Cllr A Taylor/the committee of the centre could be contacted for further information before making a decision on the Tudorville & District Community Centre.

**P19/04#060**

**Correspondence**

To receive and consider the following correspondence:

i. Planning Application P191172/F – letter from property owners in Arundel Close Letter dealt with under P19/04#52 Public Participation and P19/04#055 Applications to be considered.

ii Notice of Proposal – Herefordshire Council (A40 Three Crosses, Ross-on-Wye) (40mph) Order 2019

2. From a point 49 metres south of the junction of the A40 with the A449/B4234/A40 (Trunk) Over Ross Roundabout and a point 187 metres south of the outer circumference of the A40/Old Tannery Way roundabout.

3. a) From the junction of the A40 with the A449/B4234/A40 (Trunk) Over Ross Roundabout for a distance of 49 metres in a southerly direction

3. b) Between a point 187 metres south of the outer circumference of the A40/Old Tannery Way roundabout and a point 24 metres north of the junction of the A40 with the A40/B4260 Hildersley roundabout.

**Recommendation (under delegated authority):**

**Members recommend that a 30mph speed limit should be proposed for all the above stretches of road in order to avoid confusion of speed limits amongst drivers and improve pedestrian safety.**

iii. Ross Walkers are Welcome Group – outline proposals for Buggy Route extension at the Long Acre site (along Riverside to Wilton Bridge). Assistant Clerk to note for future consideration and inclusion under S106 project listing.

**There being no further business the meeting closed at 8.15pm**

Signed  ..... Chairman

Date  .....



# Ross-on-Wye Town Council

## Minutes of the Planning & Development Committee Meeting held on Tuesday 21 May 2019 at 7.00pm at The Corn Exchange, High Street, Ross-on-Wye, Herefordshire, HR9 5HL

Present: Councillors: Cllr P Cutter (Chair), Cllr T Burford, Cllr D Ciolte, Cllr D Ravenscroft  
Ex officio Member: Cllr D Lister  
In attendance: Amanda Smith – Assistant Town Clerk

One member of the public was also present.

It was agreed by all Councillors that in the absence of Cllr Roberts that Cllr Cutter would chair the meeting.

**P19/05#061 Apologies For Absence**  
[Local Government Act 1972 s85 \(1\)](#)  
Cllr J Roberts and Cllr R Taylor

**P19/05#062 Declarations Of Interest**  
[Local Authorities \(Model Code of Conduct\)](#)  
Cllr T Burford declared a Schedule 1 Interest in Agenda item #067 Application to be considered P191464 – due to knowing the owner of the property.

**P19/05#063 Dispensations**  
None

**P19/05#064 Public Participation**  
Cllr Cutter welcomed the member of the public to the meeting and everyone at the meeting introduced themselves. The member of the public had attended the meeting due to her concerns about the planning application P191464 rear of Albion Chambers, Gloucester Road – proposed construction of five, one-bedroom apartments and associated works. Her main concerns were the issues of light restriction, levels of noise and the problems of increased on-road parking.

**P19/05#065 Planning & Development Committee Meeting Minutes** - to confirm and sign the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 30<sup>th</sup> April 2019.  
[LGA 1972, Sch 12 para41 \(1\).](#)

**RESOLVED** – that the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 30<sup>th</sup> April 2019 be signed as a correct record.

**P19/05#066 Action Review Summary**  
The Action Review Summary was presented and noted.  
Outstanding actions

- i. SIDs – Assistant Clerk reported that risk assessments would now take place at the four SID locations and the final paperwork would be processed in order

JR  
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for the S106 money to be transferred to Ross Town Council for the purchase of the SID.

- ii. Public Spaces Protection Order – Assistant Clerk was chasing up David Hough for confirmation of the alcohol restriction area map.

**P19/05#067 Applications to be considered**

To consider the following application:

**P191464**

Rear of Albion Chambers, Gloucester Road, Ross-on-Wye, Herefordshire  
Proposed construction of five, one-bedroom apartments and associated works

**Recommendation: Members object to the application for the reasons of refusal of previous planning application P151958. Although a noise assessment has taken place there is a continued concern about unacceptable internal noise levels. Likewise, the problem of the creation of demand for on-road vehicular parking still remains.**

**Members objecting: 3 (Cllr P Cutter, Cllr D Ciolte, Cllr D Ravenscroft)**

**Members abstaining: 1 (Cllr D Lister – due to technical issues of accessing all information)**

**The member of the public left the meeting at 7.25pm.**

**P191371/CD4 - Council Development Reg 4**

St Joseph's Roman Catholic Primary School Walford Road Ross-On-Wye HR9 5AW  
Single-storey extension to rear of detached school hall building, to create pre-school room

**Recommendation: No objection**

**P191521/K - Works to Trees in a Conservation Area**

St Frances of Rome Roman Catholic Church Sussex Avenue Ross-On-Wye HR9 5AL  
Propose to remove tree adjacent to front wall and replace in alternative location. Also tree close to Sussex Avenue, remove lower 3 branches

**Recommendation: No objection**

**P191369/FH - Full Householder**

1 Beech Close Ross-On-Wye Herefordshire HR9 5RN  
Proposed two storey & single storey side extensions to existing dwelling

**Recommendation: No objection**

**Members requested that the Assistant Clerk check if there are any current planning applications at Morrisons supermarket (car park area).**

**P19/05#068 Heads of Terms Agreement S106 – Planning Obligations**

To consider any relevant plans applicable and confirm the Committee's views regarding priorities for the allocation of funds.

None

JR  
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**P19/05#069**

**Further Applications**

Planning applications P191675 and P191612 were considered and an extension of deadline was requested for P191612.

**P19/05#070**

**Notifications**

To receive the notifications of decisions on planning applications on the attached list.

**RESOLVED – to receive and note the decisions**

**P19/05#071**

**Assets of Community Value**

To review the assets of community value applications for the Tudorville & District Community Centre.

Assistant Clerk reported that a request had been made to withdraw the application as it is protected by an overage clause in the lease. Further correspondence was still needed in order to consider the withdrawal of the application.

**P19/05#072**

**Ross-on-Wye Design Guide**

To consider the development of a town Design Guide for adoption after the NDP referendum.

To be put on the Agenda and discussed at the next meeting.

**There being no further business the meeting closed at 7.45pm**

Signed .....  ..... Chairman

Date ..... 11/6/19 .....



# Ross-on-Wye Town Council

**Minutes of the Planning & Development Committee Meeting**  
**held on Tuesday 11 June 2019 at 7.00pm**  
**at The Corn Exchange, High Street, Ross-on-Wye, Herefordshire, HR9 5HL**

**Present:** Councillors: Cllr J Roberts (Chair), Cllr T Burford, Cllr D Ciolte, Cllr P Cutter,  
Cllr D Ravenscroft, Cllr R Taylor  
Ex officio Member: Cllr D Lister

**In attendance:** Amanda Smith – Assistant Town Clerk

**P19/06#073** **Apologies For Absence**  
[Local Government Act 1972 s85 \(1\)](#)  
None

**P19/06#074** **Declarations Of Interest**  
[Local Authorities \(Model Code of Conduct\)](#)  
None

**P19/06#075** **Dispensations**  
None

**P19/06#076** **Public Participation**  
None

**P19/06#077** **Planning & Development Committee Meeting Minutes** - to confirm and sign the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 21<sup>st</sup> May 2019.  
[LGA 1972, Sch 12 para41 \(1\).](#)

**RESOLVED – that the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 21<sup>st</sup> May 2019 be signed as a correct record.**

**P19/06#078** **Action Review Summary**  
The Action Review Summary was presented and noted.  
Outstanding actions

- i. SIDs – Assistant Clerk reported that risk assessments has taken place at the four SID locations and the final paperwork would be processed in order for the S106 money to be transferred to Ross Town Council for the purchase of the SID.
- ii. Public Spaces Protection Order – Assistant Clerk was chasing up David Hough for confirmation of the alcohol restriction area map.

JR  
2/7/19



**P19/06#079 Applications to be considered**

To consider the following application:

**P191750/FH - Full Householder**

Coppice View 100 Chase Road Ross-On-Wye Herefordshire HR9 5JH  
Proposed single storey rear extension, alterations and replacement workshop/store

**Recommendation: No objection**

**P191639/FH - Full Householder**

7 Duxmere Drive Ross-On-Wye Herefordshire HR9 5UN  
Proposed single storey extension

**Recommendation: No objection**

**P191673/A - Advertisement Consent**

Sterling House 1 Cantilupe Road Ross-On-Wye Herefordshire HR9 7AN  
Proposed fascia, directional and hanging signage

**Recommendation: Members have concerns about the illumination of some of the signage and request that the level of brightness of illumination is kept fairly low and that the illumination is subject to restrictions and not on all the time.**

**P191688/FH - Full Householder**

Chasecote Camp Road Ross-on-Wye Herefordshire HR9 5NJ  
Proposed single storey rear extension and alterations

**Recommendation: No objection**

**P191612/F - Planning Permission**

Ashburton Industrial Estate Phoenix Yard Station Approach Ross-on-Wye  
Proposed building for the wholesale of agricultural goods and the levelling of a railway embankment

**Recommendations: Members would like to make the following comments about the planning application.**

**Given the importance in the NDP of the land behind this site, we suggest a planning obligation to ensure good access to the wider site. The remaining bridge headwall at the side of the site is planned to be demolished therefore the through access should be widened past the entire site sufficient to permit HGV's to pass while allowing safe passage of pedestrians/cyclist. The site entrance width and splay also need widening.**

**As a further planning obligation, the footbridge should be realigned to improve access to the footpath between Smallbrook and Morrisons (part of a walking route from John Kyrle High School to Hildersley).**

**The Flood Risk assessment (FRA1) consistently refers to the course of Smallbrook as a ditch whereas historically it is the watercourse most likely to flood the site. Poor maintenance of the brook has led to at least one serious flood subsequent to the completion of the flood alleviation scheme. Planners should take this flood risk into account despite EA modelling seeming to ignore it.**

*SR*  
*2/7/19*

The design of the building is an unimaginative single span metal shed which will have an adverse visual impact on vistas from Penyard Hill and housing to the north (a vista that has already been impacted by the removal of the embankment trees). The building would benefit from sensitive treatment of the wall cladding and roofing materials in order to reduce this impact. The use of green wall cladding and roofing materials – preferably a living roof – would greatly improve the visual impact of the building that could then blend into the existing environment. A living roof would also reduce run-off from the building in this flood-sensitive area.

The trees and vegetation along the boundaries should be retained. The site should include planting so that the total number of trees is restored to the same or greater number to those which have recently been removed.

**P191720 – Planning Re-Consultation**

Tudorville Post Office Walford Road Ross-On-Wye

Change of use of post office and stores to residential as an enlargement of the existing dwelling

**Recommendation: Members have no objections to the change of use and no objections to the enlargement/change in design of the property. However, members are saddened to hear of the possible closure of the Post Office and Stores in Tudorville.**

**Matter to be referred to the next Full Council meeting for discussion.**

**P19/06#080**

**Heads of Terms Agreement S106 – Planning Obligations**

To consider any relevant plans applicable and confirm the Committee's views regarding priorities for the allocation of funds.

None

**P19/06#081**

**Further Applications**

Planning applications P191977 and P191835 were considered and an extension of deadline for both applications was requested.

**P19/06#082**

**Notifications**

To receive the notifications of decisions on planning applications on the attached list.

**RESOLVED – to receive and note the decisions**

**P19/06#083**

**Ross-on-Wye Design Guide**

To consider the development of a town Design Guide for adoption after the NDP referendum.

It was agreed to postpone this discussion until the first meeting in September 2019 when a Working Party would be formed.

**P19/06#084**

**Correspondence**

**To receive and consider the following correspondence:**

i Morrison's Store garden centre retail area in car park

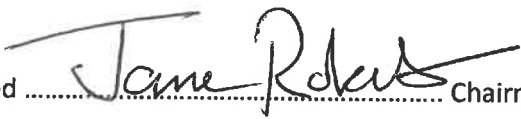
Correspondence had been received from a local resident regarding the garden centre retail area in the car park of Morrisons. No planning application had been submitted and the matter had been taken up by Cllr P Symonds.

JR 2/7/19

ii A40 Three Crosses, Ross-on-Wye – Notice of Proposal (40 mph speed limit)  
Order 2019

The Assistant Clerk had received an email regarding the committee's comments and whether or not they wished them to be listed as an objection to the proposed order or whether they would be prepared to support the proposed restriction. Members now agreed to support the proposed restriction.

**There being no further business the meeting closed at 8.15pm**

Signed .....  ..... Chairman

Date ..... 2 / 7 / 19



# Ross-on-Wye Town Council

**Minutes of the Planning & Development Committee Meeting  
held on Tuesday 2 July 2019 at 7.00pm  
at The Corn Exchange, High Street, Ross-on-Wye, Herefordshire, HR9 5HL**

**Present:** Councillors: Cllr J Roberts (Chair), Cllr T Burford, Cllr D Ciolte, Cllr P Cutter  
Ex officio Member: Cllr D Lister

**In attendance:** Amanda Smith – Assistant Town Clerk

**P19/07#085 Apologies For Absence**  
[Local Government Act 1972 s85 \(1\)](#)  
Cllr D Ravenscroft, Cllr R Taylor

**P19/07#086 Declarations Of Interest**  
[Local Authorities \(Model Code of Conduct\)](#)  
None

**P19/07#087 Dispensations**  
None

**P19/07#088 Public Participation**  
None

**P19/07#089 Planning & Development Committee – Election of Deputy Chair**  
To elect a Deputy Chair of the committee.

**RESOLVED** – that Cllr D Ravenscroft should be elected the Deputy Chair of the committee.

**Proposed by Cllr J Roberts and seconded by Cllr P Cutter – all members in favour.**

**P19/07#090 Planning & Development Committee Meeting Minutes - to confirm and sign the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 11<sup>th</sup> June 2019.**  
[LGA 1972, Sch 12 para41 \(1\).](#)

**RESOLVED** – that the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 11<sup>th</sup> June 2019 be signed as a correct record.

**P19/07#091 Action Review Summary**  
The Action Review Summary was presented and noted.  
Outstanding actions

- i. SIDs – Assistant Clerk reported that she had received the final paperwork and contract for signature and that this would be processed in order for the S106 money to be transferred to Ross Town Council for the purchase of the SID.

JR  
23/7/19

Cllr J Roberts requested that a publicity photograph should be arranged at one of the SID sites when installed.

- ii. Public Spaces Protection Order – Assistant Clerk had heard from David Hough and progress was being made regarding the alcohol restriction area map.

**P19/07#092 Applications to be considered**

To consider the following application:

**P192028/F - Planning Permission**

Lower Cleeve Farm Hom Green Ross-On-Wye Herefordshire HR9 7TD  
Proposed installation of ground source heat pumps in 9 steel containers and underground pipework

**Recommendation: No objection**

**P192075/L - Listed Building Consent**

Man of Ross House 34 High Street Ross-On-Wye Herefordshire HR9 5HD  
Repairs to east second floor gable at abutment with No 33 following storm damage. Repairs to external wet dash render, removal of plated timber, replacement of deliterios window, repairs to timber frame, natural insulation to timber frame, plaster repairs internally

**Recommendation: No objection**

**P191976/K - Works to Trees in a Conservation Area**

Ashley House Ashfield Park Ross-On-Wye Herefordshire HR9 5AS  
T1 large Maple situated on neighbouring property, remove three medium sized low branches overhanging pergola. Reduce two further mid laterals by 50% to reduce encroachment and leverage over garden. Remove major deadwood and stubs from throughout crown

**Recommendation: No objection**

**P191835/F - Planning Permission**

Land adjacent to Chase View Veterinary Clinic Hildersley Ross on Wye Herefordshire Application for variation of conditions 4, 6, 9, 12, 16, 17, 18 & 19 and removal of conditions 5, 11, 13, 14 & 15 following grant of planning permission P153001/F (Proposed erection of 6 dwellings)

**Recommendation: Members have no objections to the variation of conditions being re-formulated provided the intentions of the original conditions remain the same.**

**P191977/K - Works to Trees in a Conservation Area**

Hillfield Cottage Chase Road Ross-On-Wye Herefordshire HR9 5JH  
T1 Copper Beech, fell. Reason: Outgrowing situation, previously reduced

**Recommendation: Members request that the Tree Officer gives expert advice regarding the application.**

JR  
23/7/19

**P191172 - Planning Re-consultation**

Land at Tanyard Lane Tanyard Lane Ross-On-Wye Herefordshire  
Application for variation of condition 2 of planning permission 130336/F  
(proposed variation of condition 2 of Planning Permission DCSE2008/0095/F  
(erection of 87 dwellings and associated garages, new access and linear park).  
Change to approved plans for site layout and new house type plan). To allow  
alternative route for pedestrian and cycle link

**Recommendation: Members strongly object to the application and their  
previous comments still apply.**

**P19/07#093**

**Heads of Terms Agreement S106 – Planning Obligations**

To consider any relevant plans applicable and confirm the Committee’s views  
regarding priorities for the allocation of funds.  
None

**P19/07#094**

**Further Applications**

There were no further planning applications for consideration.

**P19/07#095**

**Notifications**

To receive the notifications of decisions on planning applications on the attached  
list.

**RESOLVED – to receive and note the decisions**

**P19/07#096**

**Climate Emergency**

To consider the subject of climate emergency and the implications for the  
committee.

Cllr J Roberts requested that it be put on the agenda for the next meeting and  
that she would produce a paper for discussion.

**P19/07#097**

**Correspondence**

**To receive and consider the following correspondence:**

i Application to grant a Premise Licence – Ollie Fest, Ross-on-Wye.  
Approved - all members were in favour of the application.

ii 5 Gloucester Road, Ross-on-Wye.

Assistant Clerk reported that the Planning Enforcement Officer at Herefordshire  
Council had reported that he did not consider the premises to be detrimental to  
the amenity of the area and therefore it did not warrant any further investigation.

**There being no further business the meeting closed at 7.40pm**

Signed .....  ..... Chairman

Date ..... 23/7/19 .....