



# Ross-on-Wye Town Council

**Minutes of the Planning & Development Committee Meeting  
held on Tuesday 23 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,  
Cllr D Ravenscroft  
Ex officio Member: Cllr D Lister

**In attendance:** Amanda Smith – Assistant Town Clerk  
One member of the public

**P19/07#098 Apologies For Absence**  
[Local Government Act 1972 s85 \(1\)](#)  
Cllr R Taylor

**P19/07#099 Declarations Of Interest**  
[Local Authorities \(Model Code of Conduct\)](#)  
None

**P19/07#100 Dispensations**  
None

**P19/07#101 Public Participation**  
None – the member of the public wished to observe the meeting.

**P19/07#102 Planning & Development Committee Meeting Minutes** - to confirm and sign the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 2<sup>nd</sup> July 2019.  
[LGA 1972, Sch 12 para41 \(1\)](#).

**RESOLVED – that the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 2<sup>nd</sup> July 2019 be signed as a correct record.**

**P19/07#103 Action Review Summary**

The Action Review Summary was presented and noted.

Outstanding actions

i. SIDs – Assistant Clerk had received an email from Yvonne Coleman requesting that Ross Town Council pay for the SID and then claim the money back through S106 monies – the financial arrangements to be discussed with the Town Clerk.

Cllr J Roberts requested that a publicity photograph should be arranged at the Walford Road SID site when installed.

ii. Public Spaces Protection Order – the alcohol restriction area map had been issued.

**P19/07#104 Applications to be considered**

To consider the following application:

**P192289/F - Planning Permission**

Unit 2 Chase Industrial Estate Alton Road Ross-On-Wye Herefordshire HR9 5WA  
Proposed extension to form office and store room

**Recommendation: No objection**

**P192263/FH - Full Householder**

79 Roman Way Ross-On-Wye Herefordshire HR9 5UY  
Proposed first floor extension and alterations

**Recommendation: No objection**

**P192411/F - Planning Permission**

Morrisons Supermarket Station Street Ross-On-Wye Herefordshire HR9 7AQ  
Erection of a 4 x 8 metre steel framed structure to be used as a garden centre unit in the store car park (Retrospective)

**Recommendation: Objection (all members in favour)**

**Members objected to the planning permission for the following reasons:**

- 1. Car parking issues – it has resulted in the loss of four car parking spaces that are badly needed in a busy supermarket car park.**
- 2. Safety issues – the design of the traffic and pedestrian routes associated with the new structure are unsafe – and customers carrying large plants from the new structure are likely to have their visibility obstructed.**

**P19/07#105 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#106 Further Applications**

Planning application P192562 was considered and an extension requested.

**P19/07#107 Notifications**

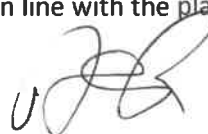
To receive the notifications of decisions on planning applications on the attached list.

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

**P19/07#108 Climate Emergency**

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

Cllr J Roberts asked members to consider the subject of climate emergency in line with the Neighbourhood Development Plan section on Delivering Overall Policy Objective 1: Protect and enhance all aspects of the environment. Although the plan is not yet in place members will need to consider how we apply this policy and any decisions taken will need to be in line with the plan.



**P19/07#109**


**NDP Referendum**

To consider arrangements for Ross Town Council to publicise the Ross-on-Wye Neighbourhood Development Plan referendum.

A discussion took place on the referendum and how to publicise it within the town and encourage residents to look at the plan, consider it and then vote on it. It was agreed that a Ross Town Council newsletter will be produced giving details of the referendum and delivered to all residents of the town. Further publicity will include advertising, banners, social media, Herefordshire Council trailer. It was agreed that all members of Ross Town Council should be involved in this process and Cllr J Roberts agreed to come up with an action/publicity plan with costs.

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

Signed .....



Chairman

Date .....

13 Aug 2019



# Ross-on-Wye Town Council

## Minutes of the Planning & Development Committee Meeting held on Tuesday 13 August 2019 at 7.00pm at The Corn Exchange, High Street, Ross-on-Wye, Herefordshire, HR9 5HL

Present: Councillors: Cllr D Ravenscroft (Chair), Cllr T Burford, Cllr P Cutter  
Ex officio Member: Cllr D Lister  
Substitute Members: Cllr C Bartrum, Cllr J Utting, Cllr J Winder

In attendance: Amanda Smith – Assistant Town Clerk  
Five members of the public

**P19/08#110 Apologies For Absence**  
[Local Government Act 1972 s85 \(1\)](#)  
Cllr D Ciolte, Cllr J Roberts, Cllr R Taylor

**P19/08#111 Declarations Of Interest**  
[Local Authorities \(Model Code of Conduct\)](#)

Cllr J Utting Declared a Schedule 1 Interest in Agenda item #116 Application to be considered P192572/FH – due to living at the property.  
Cllr C Bartrum Declared an Other Declarable Interest/Welfare in Agenda item #116 Application to be considered P192572/FH – due to be a friend of the applicants.

**P19/08#112 Dispensations**  
None

**P19/08#113 Public Participation**  
The members of the public wished to raise concerns regarding planning application P192547/O - Riverview Flats, Wye Street, Ross-on-Wye. They were residents who lived in the Wye Street and they were concerned about the proposed size/height of the apartment block and the fact that it would not be in line with or take account of the contour of the street. They were also concerned about that fact that it is in an area of outstanding natural beauty and would not be in keeping with other properties in the street. Concerns were also raised about the impact it would have on residents' parking.

Members of the planning committee emphasised the need for the residents to write to their County Councillor and to Herefordshire Council with their objections.

**P19/08#114 Planning & Development Committee Meeting Minutes - to confirm and sign the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 23<sup>rd</sup> July 2019.**  
[LGA 1972, Sch 12 para41 \(1\).](#)

JR  
3/9/19

**RESOLVED** – that the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 23<sup>rd</sup> July 2019 be signed as a correct record.

**P19/08#115**

**Action Review Summary**

The Action Review Summary was presented and noted.

Outstanding actions

- i. SID – Assistant Clerk had placed an order for the SID and four base units and was awaiting delivery and installation in September 2019. It was agreed that Ross Town Council would pay for the SID and then claim the money back through S106 monies. Cllr J Roberts requested that a publicity photograph should be arranged at the Walford Road SID site when installed.

**P19/08#116**

**Applications to be considered**

To consider the following application:

**Cllr Utting and Cllr Bartrum left the meeting having declared an interest at 7.10pm**

**P192572/FH - Full Householder**

The Hawthorns Archenfield Road Ross-On-Wye Herefordshire HR9 5AZ  
Proposed double garage and single storey rear extension

**Recommendation: No objection**

**Cllr Utting and Cllr Bartrum returned to the meeting at 7.15pm**

**P192547/O - Outline**

Riverview Flats Wye Streets Ross on Wye Herefordshire  
Proposed demolition of existing block of flats and rebuild with modern multi-residential apartment block

**Recommendation: Objection (all members in favour)**

**Members objected to the planning permission because of the proposed size and design of the building – the building would be too high and too wide and the suggested cladding materials would not be in keeping with the rest the street. Members would like to see the height and width reduced and more traditional materials used in order for height levels to be in line surrounding properties and for the building to match the look of the rest of the street. Consideration should also be taken to the fact that the building is in an area of outstanding natural beauty. Members were also concerned about the impact the design of the building and number of dwellings would have on existing on street parking for residents.**

**P192510/FH - Full Householder**

30 Alton Road Ross-On-Wye Herefordshire HR9 5ND  
Single storey lean to extension to front of property

**Recommendation: No objection**

*JR*  
*3/9/19*

**P192498/FH - Full Householder**

17 Glevum Close Ross-On-Wye Herefordshire HR9 5UJ  
First floor extension to form bedroom and en-suite over garage

**Recommendation: No objection**

**P192399/L - Listed Building Consent**

31 High Street Ross-On-Wye Herefordshire HR9 5HD  
Proposed internal alterations to form commercial and residential space

**Recommendation: No objection**

**P192554/F - Planning Permission**

31 High Street Ross-On-Wye Herefordshire HR9 5HD  
Proposed variation of condition 2 of planning permission 181266 (Proposed alteration to shop front and layout) - alteration to internal layout and front elevation

**Recommendation: No objection**

**P192562/K - Works to Trees in a Conservation Area**

14 Primrose Close Ross-On-Wye Herefordshire HR9 7RN  
Two Ash trees have grown out of control and are encroaching on the neighbour's property (branches now banging on windows). They need to be felled and replaced with smaller species elsewhere in garden

**Recommendation: Members requested that consideration was given to the pollarding of the two ash trees in order to prevent damage to the neighbour's property.**

**P192673 – Planning Consultation**

Model Farm, Hildersley, RossOn-Wye, Herefordshire HR9 7NN  
Variation of Condition 11 ref P173600/O. (Hybrid planning application proposed for the 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 (For DOC 3 10 & 13 see 184636) (For DOC 6 8 18 22 23 24 & 25 see 191031)  
Revised wording of Condition 11

**Recommendation: No objection – members re-iterated the importance of the buffer zone and the need for planting to be maintained on the site.**

**P192630 – Planning Consultation**

42 Park Walk, Ross-On-Wye, Herefordshire, HR9 5LW  
Proposed single storey rear extension

**Recommendation: No objection**

**P19/08#117**

**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

**P19/08#118**

**Further Applications**

Planning application P192733, P192799 and P192560 were considered and extensions requested.

JR  
3/9/19

**P19/08#119**

**Notifications**

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

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

**P19/08#120**

**Climate Emergency**

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

To be discussed again at the next meeting - in line with the Neighbourhood Development Plan section on Delivering Overall Policy Objective 1: Protect and enhance all aspects of the environment – and consider how we apply this policy and any decisions taken in line with the plan.

**P19/08#121**

**NDP Referendum**

To consider arrangements for Ross Town Council to publicise the Ross-on-Wye Neighbourhood Development Plan referendum.

An action/publicity plan with costs to be considered and discussed again at the next meeting.


**P19/08#122**

**Tackling Food Waste in Ross**

To consider how to tackle the problem of food waste and resulting issues with pigeons.

After a general discussion it was agreed that a letter should be drafted by Ross Town Council/Cllr J Roberts and be distributed to food related businesses in the town regarding the management of food waste and ways of reducing the problem of pigeons i.e. leaving waste out for collection for a shorter period of time and disposing of waste in thicker plastic bags (available from Herefordshire Council).

**There being no further business the meeting closed at 8.00pm**

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

Date ..... 3 / SEP / 2019 .....



# Ross-on-Wye Town Council

## Minutes of the Planning & Development Committee Meeting

held on Tuesday 13 August 2019 at 7.00pm

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

Present: Councillors: Cllr D Ravenscroft (Chair), Cllr T Burford, Cllr P Cutter  
Ex officio Member: Cllr D Lister  
Substitute Members: Cllr C Bartrum, Cllr J Utting, Cllr J Winder

In attendance: Amanda Smith – Assistant Town Clerk  
Five members of the public

**P19/08#110 Apologies For Absence**  
[Local Government Act 1972 s85 \(1\)](#)  
Cllr D Ciolte, Cllr J Roberts, Cllr R Taylor

**P19/08#111 Declarations Of Interest**  
[Local Authorities \(Model Code of Conduct\)](#)

Cllr J Utting Declared a Schedule 1 Interest in Agenda item #116 Application to be considered P192572/FH – due to living at the property.  
Cllr C Bartrum Declared an Other Declarable Interest/Welfare in Agenda item #116 Application to be considered P192572/FH – due to be a friend of the applicants.

**P19/08#112 Dispensations**  
None

**P19/08#113 Public Participation**  
The members of the public wished to raise concerns regarding planning application P192547/O - Riverview Flats, Wye Street, Ross-on-Wye. They were residents who lived in the Wye Street and they were concerned about the proposed size/height of the apartment block and the fact that it would not be in line with or take account of the contour of the street. They were also concerned about that fact that it is in an area of outstanding natural beauty and would not be in keeping with other properties in the street. Concerns were also raised about the impact it would have on residents' parking.

Members of the planning committee emphasised the need for the residents to write to their County Councillor and to Herefordshire Council with their objections.

**P19/08#114 Planning & Development Committee Meeting Minutes** - to confirm and sign the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 23<sup>rd</sup> July 2019.  
[LGA 1972, Sch 12 para41 \(1\)](#).

JR  
3/9/19



**RESOLVED** – that the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 23<sup>rd</sup> July 2019 be signed as a correct record.

**P19/08#115**

**Action Review Summary**

The Action Review Summary was presented and noted.

Outstanding actions

- i. SID – Assistant Clerk had placed an order for the SID and four base units and was awaiting delivery and installation in September 2019. It was agreed that Ross Town Council would pay for the SID and then claim the money back through S106 monies. Cllr J Roberts requested that a publicity photograph should be arranged at the Walford Road SID site when installed.

**P19/08#116**

**Applications to be considered**

To consider the following application:

**Cllr Utting and Cllr Bartrum left the meeting having declared an interest at 7.10pm**

**P192572/FH - Full Householder**

The Hawthorns Archenfield Road Ross-On-Wye Herefordshire HR9 5AZ  
Proposed double garage and single storey rear extension

**Recommendation: No objection**

**Cllr Utting and Cllr Bartrum returned to the meeting at 7.15pm**

**P192547/O - Outline**

Riverview Flats Wye Streets Ross on Wye Herefordshire  
Proposed demolition of existing block of flats and rebuild with modern multi-residential apartment block

**Recommendation: Objection (all members in favour)**

**Members objected to the planning permission because of the proposed size and design of the building – the building would be too high and too wide and the suggested cladding materials would not be in keeping with the rest the street. Members would like to see the height and width reduced and more traditional materials used in order for height levels to be in line surrounding properties and for the building to match the look of the rest of the street. Consideration should also be taken to the fact that the building is in an area of outstanding natural beauty. Members were also concerned about the impact the design of the building and number of dwellings would have on existing on street parking for residents.**

**P192510/FH - Full Householder**

30 Alton Road Ross-On-Wye Herefordshire HR9 5ND  
Single storey lean to extension to front of property

**Recommendation: No objection**

*JR*  
*3/9/19*

**P192498/FH - Full Householder**

17 Glevum Close Ross-On-Wye Herefordshire HR9 5UJ  
First floor extension to form bedroom and en-suite over garage

**Recommendation: No objection**

**P192399/L - Listed Building Consent**

31 High Street Ross-On-Wye Herefordshire HR9 5HD  
Proposed internal alterations to form commercial and residential space

**Recommendation: No objection**

**P192554/F - Planning Permission**

31 High Street Ross-On-Wye Herefordshire HR9 5HD  
Proposed variation of condition 2 of planning permission 181266 (Proposed alteration to shop front and layout) - alteration to internal layout and front elevation

**Recommendation: No objection**

**P192562/K - Works to Trees in a Conservation Area**

14 Primrose Close Ross-On-Wye Herefordshire HR9 7RN  
Two Ash trees have grown out of control and are encroaching on the neighbour's property (branches now banging on windows). They need to be felled and replaced with smaller species elsewhere in garden

**Recommendation: Members requested that consideration was given to the pollarding of the two ash trees in order to prevent damage to the neighbour's property.**

**P192673 – Planning Consultation**

Model Farm, Hildersley, RossOn-Wye, Herefordshire HR9 7NN  
Variation of Condition 11 ref P173600/O. (Hybrid planning application proposed for the 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 (For DOC 3 10 & 13 see 184636) (For DOC 6 8 18 22 23 24 & 25 see 191031)  
Revised wording of Condition 11

**Recommendation: No objection – members re-iterated the importance of the buffer zone and the need for planting to be maintained on the site.**

**P192630 – Planning Consultation**

42 Park Walk, Ross-On-Wye, Herefordshire, HR9 5LW  
Proposed single storey rear extension

**Recommendation: No objection**

**P19/08#117**

**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

**P19/08#118**

**Further Applications**

Planning application P192733, P192799 and P192560 were considered and extensions requested.

JR  
3/9/19

**P19/08#119      Notifications**  
To receive the notifications of decisions on planning applications on the attached list.

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

**P19/08#120      Climate Emergency**  
To consider the subject of climate emergency and the implications for the committee.

To be discussed again at the next meeting - in line with the Neighbourhood Development Plan section on Delivering Overall Policy Objective 1: Protect and enhance all aspects of the environment – and consider how we apply this policy and any decisions taken in line with the plan.

**P19/08#121      NDP Referendum**  
To consider arrangements for Ross Town Council to publicise the Ross-on-Wye Neighbourhood Development Plan referendum.

An action/publicity plan with costs to be considered and discussed again at the next meeting.

**P19/08#122      Tackling Food Waste in Ross**  
To consider how to tackle the problem of food waste and resulting issues with pigeons.

After a general discussion it was agreed that a letter should be drafted by Ross Town Council/Cllr J Roberts and be distributed to food related businesses in the town regarding the management of food waste and ways of reducing the problem of pigeons i.e. leaving waste out for collection for a shorter period of time and disposing of waste in thicker plastic bags (available from Herefordshire Council).

**There being no further business the meeting closed at 8.00pm**

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

Date ..... 3 / SEP / 2019



# Ross-on-Wye Town Council

## Minutes of the Planning & Development Committee Meeting held on Tuesday 3 September 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 P Cutter, Cllr D Ravenscroft, Cllr R Taylor

In attendance: Amanda Smith – Assistant Town Clerk

**P19/09#123 Apologies for Absence**  
[Local Government Act 1972 s85 \(1\)](#)  
Cllr D Ciolte, Cllr D Lister

**P19/09#124 Declarations Of Interest**  
[Local Authorities \(Model Code of Conduct\)](#)  
Cllr R Taylor Declared an Other Declarable Interest -Welfare - in Agenda item #129 Applications to be considered P192857/K, P192799/K, P192977/K – all Works to Trees in a Conservation Area – due to being the appointed Tree Warden for Ross Town Council.

**P19/09#125 Dispensations**  
None

**P19/09#126 Public Participation**  
None

**P19/09#127 Planning & Development Committee Meeting Minutes**  
[LGA 1972, Sch 12 para41 \(1\)](#).  
To confirm and sign the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 13<sup>th</sup> August 2019.

**RESOLVED – that the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 13<sup>th</sup> August 2019 be signed as a correct record.**

**P19/09#128 Action Review Summary**  
The Action Review Summary was presented and noted.  
Outstanding actions

- i. SID - the four base units had now been fitted and the SID would be delivered and installed in September 2019. It was agreed that Ross Town Council would pay for the SID and then claim the money back through S106 monies. Cllr J Roberts requested that a publicity photograph should be arranged at the Walford Road SID site when installed.

JR  
24/9/19

- ii Tackling food waste in Ross – a previous meeting proposed a leaflet to be distributed to food related businesses in the town regarding the management of food waste and ways of reducing the problem of pigeons i.e. leaving waste out for collection for a shorter period of time and disposing of waste in thicker plastic bags. However, a meeting with the HC ward members and EHO is now being arranged. The Chair proposed she liaises with Cllr Symonds on how to coordinate the action.

**P19/09#129 Applications to be considered**

To consider the following application:

**P192857/K - Works to Trees in a Conservation Area**

Croft Cottage Ross-On-Wye Herefordshire HR9 7AL

T1 is a Wild Cherry tree standing to the rear of the garden at Croft Cottage - it has been reduced previously. Applicant would like to pollard it to approx 50% height as it is shading out the garden - this is preferable to the second option which would be to fell it as the tree will be retained. T2 is a young variegated Acer - it has been reduced and has re-grown with a very dense canopy. Applicant would like to crown reduce by approx 40% to previous pruning cuts in order to maintain the tree in the available space - it overhangs neighbouring property and garden

**Recommendation: No objection**

**P192660/F - Planning Permission**

Baileys DIY Ross Park Ross-On-Wye Herefordshire HR9 7QJ

Proposed extension to existing retail DIY store and revised layout car parking

**Recommendation: Members have no objections provided that the existing 2000 planning permission conditions are imposed and enforced. Members are concerned that currently there is non-compliance with the existing planning permission conditions in respect of one or more of the proscribed categories and they therefore request enforcement of these conditions**

**P192670/F - Planning Permission**

Old Nat West Building Market Place Ross-on-Wye Herefordshire HR9 5NU

Proposed conversion of the vacant upper floors into 4 new residential dwellings

**Recommendation: Members have no objections but wish to query the need for an external fire escape**

**P192733/F - Planning Permission**

Applefield House Ledbury Road Ross-on-Wye Herefordshire HR9 7BG

Proposed new dwelling

**Recommendation: No objection**

**P192799/K - Works to Trees in a Conservation Area**

Crossroads Palmerston Road Ross-On-Wye Herefordshire HR9 5PN

Removal of a mal-formed and diseased goat willow which is causing damage to the adjacent boundary wall

**Recommendation: Members have no objections but would like to see the planting of a replacement fastigate tree**

JR  
24/9/19

**P192560/F - Planning Permission**

J S Carpets Millpond Street Ross-On-Wye Herefordshire HR9 7AP

Variation of Condition 1 of Reference 162802/F (change of use of part ground floor to accommodate business associated assembly area & retention of storage containers, retrospective) – amend location of storage containers within revised site boundary

**Recommendation: No objection**

**P192977/K - Works to Trees in a Conservation Area**

16 Millpond Street Ross-On-Wye Herefordshire HR9 7AP

Self-seeded Sycamore tree at rear of property is too close to a shed as chasing issues - needs to be felled

**Recommendation: No objection**

**P19/09#130**

**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

**P19/09#131**

**Further Applications**

Planning application P192583 was considered and an extension requested.

**P19/09#132**

**Notifications**

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

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

**P19/09#133**

**Climate Emergency**

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

To be applied in line with the Neighbourhood Development Plan section on Delivering Overall Policy Objective 1: Protect and enhance all aspects of the Environment.

**P19/09#134**

**NDP Referendum**

To consider arrangements for Ross Town Council to publicise the Ross-on-Wye Neighbourhood Development Plan referendum.

Clr J Roberts was awaiting clarification as to whether or not Ross Town Council can publicise the Referendum. If it is possible then an action/publicity plan (suggestions including the use of banners, pop-up stands, social media, polling cards) with costs will be considered and discussed again at the next meeting.

**Clr D Ravenscroft left the meeting at 8.00pm**

JR  
24/9/19

**P19/09#135**

**Correspondence**

**To receive the following correspondence:**

i Tudorville & District Community Centre – Community Right to Bid Nomination  
Further to an email from the Treasurer of TDCC regarding the terms of the lease from Herefordshire Council and her recollection that they cannot sell the building, that the building is leased as a community centre and the lease would have to be returned to Herefordshire Council if for whatever reason TDCC stopped running it as such.

Members requested that the application for an asset of community value should still be pursued with Herefordshire Council.

ii Riverside Inn, 20 Wye Street, Ross-on-Wye

The Planning Enforcement Officer had made a site visit and had subsequently written to the owner of the premises to request a retrospective planning application in respect of the unauthorised café/ice-cream parlour – in the interim the owner had been advised to cease any further construction works, as any further works undertaken would be done at entirely at their own risk.

iii Land to the east of A40

Assistant Clerk had received an email from Guy Wakefield of Ridge and Partners regarding the land to the east of A40 and a request to attend a Planning & Development Committee meeting in order to introduce himself and his client (Edenstone Homes) and their proposed new scheme for the site. The site has already got planning permission for 290 dwellings and the client would like to discuss a possible new development which would add approximately 130/140 dwellings to the approved development.

Assistant Clerk to contact Guy Wakefield with a view to them attending a Planning & Development Committee meeting.

**There being no further business the meeting closed at 8.05pm**

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

Date ..... 24/9/19 .....



# Ross-on-Wye Town Council

## Minutes of the Planning & Development Committee Meeting

held on Tuesday 24 September 2019 at 7.00pm

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

Present: Councillors: Cllr J Roberts (Chair), Cllr D Ciolte, Cllr P Cutter, Cllr D Ravenscroft, Cllr R Taylor  
Substitute: Cllr K Fowler

In attendance: Amanda Smith – Assistant Town Clerk

**P19/09#136 Apologies for Absence**  
[Local Government Act 1972 s85 \(1\)](#)  
Cllr T Burford, Cllr D Lister

**P19/09#137 Declarations Of Interest**  
[Local Authorities \(Model Code of Conduct\)](#)  
None

**P19/09#138 Dispensations**  
None

**P19/09#139 Public Participation**  
None

**P19/09#140 Planning & Development Committee Meeting Minutes** - to confirm and sign the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 3<sup>rd</sup> September 2019.  
[LGA 1972, Sch 12 para41 \(1\)](#).

**RESOLVED – that the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 3<sup>rd</sup> September 2019 be signed as a correct record.**

**P19/09#141 Action Review Summary**  
The Action Review Summary was presented and noted.  
Outstanding actions

- i. SID - the four base units had now been fitted and the SID would be delivered and installed tomorrow. It was agreed that Ross Town Council would pay for the SID and then claim the money back through S106 monies. Assistant Clerk would arrange a publicity photograph at the Walford Road SID site. All members of the committee thanked the Assistant Clerk for all her hard work in obtaining the SID.
- ii Tackling food waste in Ross - a meeting with HC ward members and EHO is being arranged – Cllr J Roberts will liaise with Cllr Symonds on how to co-ordinate the action.

JR  
15/10/19



**P19/09#142 Applications to be considered**

To consider the following application:

**P193026/F - Planning Permission**

49 Broad Street Ross-on-Wye Herefordshire HR9 7DY

Proposed new shopfront to replace existing.

**Recommendation: No objection**

**P192583/F - Planning Permission**

Saymor Furnishings, Cantilupe Road, Ross-on-Wye, Herefordshire, HR9 7AN

Removal of existing ground floor stairs and erection of new first floor staircase to create access to existing offices.

**Recommendation: No objection**

**P19/09#143 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

**P19/09#144 Further Applications**

Planning applications P193184 and P193153 were considered and extensions requested.

**P19/09#145 Notifications**

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

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

**P19/09#146 NDP Examiner and Referendum**

To consider the making of a recommendation to Herefordshire Council for the appointment of an Examiner and consider the arrangements for Ross Town Council to publicise the Ross-on-Wye Neighbourhood Development Plan referendum.

It was agreed by members as a chair action for Cllr J Roberts to contact Melvin Reynolds and Jeff Bishop of Place Studio regarding the making of a recommendation to Herefordshire Council for the appointment of an Examiner – one name had been put forward, but two more names would need to be put forward for consideration.

Cllr Roberts confirmed that some publicity of the Referendum would be allowed but this could only be done after the submission of the final Examiner's report. If the Examiner is happy for the plan to progress to Referendum, then Herefordshire Council will look at any publicity material to let us know if it meets the guidelines.

JR  
15/10/19

**P19/09#147**

**Ross Movement Strategy**

To consider and update members on the progress of the Ross Movement Strategy (previously known as Ross Transport Strategy)

As a representative for Ross Town Council, Cllr J Roberts reported that this was an opportunity to think about what we want to happen in the town in respect of e.g. roads, one-way systems, parking, signage, pedestrian walkways, mobility scooter facilities etc. Meetings had already taken place with Balfour Beatty and County Councillors but objectives had not taken into account climate emergency. Balfour Beatty will be producing a revised document for discussion at a future stakeholder consultation meeting.

**P19/09#148**

**Correspondence**

**To receive the following correspondence:**

i Land to the east of A40

Assistant Clerk had received an email from Guy Wakefield of Ridge and Partners regarding the land to the east of A40 and a request to attend a Planning & Development Committee meeting in order to introduce himself and his client (Edenstone Homes) and their proposed new scheme for the site. The site has already got planning permission for 290 dwellings and the client would like to discuss a possible new development which would add approximately 175 dwellings to the approved development.

Assistant Clerk had contacted Guy Wakefield and confirmed that they will attend the next Planning & Development Committee meeting on 15<sup>th</sup> October 2019.

ii Wilton Road

Assistant Clerk has received an email from Bridstow Parish Council regarding the speed of traffic along the Wilton Road and the possibility of applying for a TRO for a 30mph speed limit along the complete stretch of the road. It was agreed that the Assistant Clerk should thank Bridstow Parish Council for the email and suggest that the matter should be referred to the respective Herefordshire Council ward members for consideration - Cllr Elissa Swinglehurst and Cllr Louis Stark.

**There being no further business the meeting closed at 7.35pm**

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

Date ..... 15/10/19 .....



# Ross-on-Wye Town Council

**Minutes of the Planning & Development Committee Meeting  
held on Tuesday 15 October 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 D Ravenscroft, Cllr J Winder

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

**P19/10#149** **Apologies For Absence**  
[Local Government Act 1972 s85 \(1\)](#)  
Cllr P Cutter, Cllr D Lister

**P19/10#150** **Declarations Of Interest**  
[Local Authorities \(Model Code of Conduct\)](#)  
Members declared an Other Declarable Interest/Welfare in Agenda item #156 Application to be considered P192921/F Riverside Inn 20 Wye Street Ross-on-Wye - due to a potential interest in the site.

**P19/10#151** **Dispensations**  
Members requested and received dispensation from Assistant Clerk to discuss #156 Application to be considered P192921/F Riverside Inn 20 Wye Street Ross-on-Wye.

**P19/10#152** **Public Participation**  
None

**P19/10#153** **Planning & Development Committee Meeting Minutes** - to confirm and sign the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 24<sup>th</sup> September 2019.  
[LGA 1972, Sch 12 para41 \(1\)](#).

**RESOLVED – that the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 24<sup>th</sup> September 2019 be signed as a correct record.**

**P19/10#154** **Action Review Summary**  
The Action Review Summary was presented and noted.  
Outstanding actions  
i Tackling food waste in Ross - a meeting with HC ward members and EHO is being arranged – Cllr J Roberts will liaise with Cllr Stark on how to co-ordinate the action.

  
5/11/19

**P19/10#155**

**Land to the east of the A40**

To receive a presentation from Edenstone Homes/Ridge and Partners regarding a proposed new scheme for the above site (potentially a new development adding approximately a further 175 dwellings to the already approved development)

Three representatives from Edenstone Homes/Ridge and Partners gave a brief update on the progress of the approved development and an outline of the potential new development showing where it would be sited - next to the approved development and up to the field boundaries.

Members raised concerns over traffic management issues during construction of roundabouts and connectivity into the town. Representatives stated that by Spring 2020 they plan to have the two roundabouts and two toucan crossings in place and a new pedestrian cycleway on the A40. Members also raised the issue of safety for children crossing the Ledbury Road to go to school.

The representatives confirmed that a public consultation on the new development will take place at Ross Library one evening in the next few weeks.

**P19/10#156**

**Applications to be considered**

To consider the following application:

**P193285/F - Planning Permission**

Unit D, The Beaver Centre Station Approach Ross-on-Wye Herefordshire HR9 7BW Proposed change of use of unit from Class B8 (storage/distribution) to class B2 (general industrial)

**Recommendation: No objection**

**P192811/O - Outline**

Tudorville Post Office Walford Road Ross-on-Wye Herefordshire HR9 5PY  
Outline application for a proposed dwelling

**Recommendation: No objection**

**P193133/FH - Full Householder**

20 Blake Avenue Ross-on-Wye Herefordshire HR9 5JP  
Proposed single storey rear extension and dormer window

**Recommendation: No objection**

**P193153/F - Planning Permission**

Clean Linen Services Limited Netherton Road Overross Industrial Estate Ross-on-Wye Herefordshire HR9 7QQ  
Erection of a detached storage building to provide additional external storage of laundry

**Recommendation: No objection**

JR  
5/11/19

**P193184/K - Works to Trees in a Conservation Area**

Cawdor House Cawdor Ross-On-Wye Herefordshire HR9 7DN

T1 - Western Red Cedar to reduce to a stem of about 15ft as tree is within 10ft of neighbouring property and likely to grow very large.

T2 - small Cupressaceae species to fell and replace it with a more suitable decorative species.

T3 - group of Prunus to crown lift to prevent damage to fence.

**Recommendation: No objection**

**P193453/K – Works to Trees in a Conservation Area**

Mulberry House Coach Lane Ross-on-Wye Herefordshire HR9 5AT

Mulberry (T1) reduce canopy over garden side and terrace, by approximately 2 metres to a suitable live point, taking care to maintain a flowing branch line and pleasing appearance. Reason is to prevent encroachment.

**Recommendation: No objection**

**P193464/K – Works to Trees in a Conservation Area**

12 The Chasedales Walford Road Ross-on-Wye Herefordshire HR9 5SS

Walnut in side garden on No. 12 - remove 2 lower branches on house side. Deadwood and tidy tree. Chip and remove all brash.

**Recommendation: No objection**

**P193501/K – Works to Trees in a Conservation Area**

St Joseph's Roman Catholic Primary School Walford Road Ross-on-Wye, HR9 5AW

Proposed works to Chestnut tree on right boundary of school playing field is hanging over rear right garden of Harsirea, HR9 5PQ and is causing a nuisance. The tree to be reduced taking 8 - 10 large lower limbs overhanging garden of Harsirea, back to main stem.

**Recommendation: No objection**

**P192921/F – Planning Permission**

Riverside Inn 20 Wye Street Ross-on-Wye Herefordshire HR9 7BT

Single storey building to serve soft drinks etc. (part retrospective)

**Recommendation: Members object to the piecemeal development of the site and wish to see the site developed as a whole. If permission is granted, members request the implementation of Condition 8 of P161275/F - the use shall not be open to customers outside the hours of opening of the public house on any day.**

**P19/10#157**

**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.

Members agreed to add a school crossing on the Ledbury Road, buggy and mobility scooter routes into town and another SID with posts to the specific capital projects Heads of Terms Agreement S106 'wish list'.

**P19/10#158**

**Further Applications**

Planning applications P193418, P193071, P193478 and P193468 were considered and extensions requested.

JR  
5/11/19

**P19/10#159**

**Notifications**

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

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

**P19/10#160**

**NDP Examiner and Referendum**

To consider the making of a recommendation to Herefordshire Council for the appointment of an Examiner and consider the arrangements for Ross Town Council to publicise the Ross-on-Wye Neighbourhood Development Plan referendum.

A recommendation had been made to Herefordshire Council for the appointment of an Examiner – three names had now been put forward for consideration.

Cllr Roberts confirmed that some publicity of the Referendum would be allowed but this could only be done after the submission of the final Examiner's report and the setting of the referendum date. If the Examiner is happy for the plan to progress to Referendum then Herefordshire Council will look at any publicity material to let us know if it meets the guidelines.

**Cllr D Ravenscroft left the meeting at 8.00pm**

**P19/10#161**

**Ross Movement Strategy**

To consider and update members on the progress of the Ross Movement Strategy

Cllr J Roberts confirmed that there had been no further developments since the stakeholder consultation meeting on 18<sup>th</sup> September.

**P19/10#162**

**Correspondence**

**To receive the following correspondence:**

i Application to grant a premises licence – Ross-on-Wye RFC

Members had no objections to the application to vary the licence for the month of October 2019.

ii Street naming and numbering – ref 199954 – land east of the A40

Members came up with 20 suggestions for street names based on the theme of Pigeons and the large number of breeds. Assistant Clerk to write to the Building Control Support Officer with the suggestions.

**There being no further business the meeting closed at 8.10pm**

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

Date ..... 5 / NOV / 2019



# Ross-on-Wye Town Council

**Minutes of the Planning & Development Committee Meeting  
held on Tuesday 5 November 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 J Winder

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

Six residents from the area of Stoney Stile/Hawthorne Field.

**P19/11#163** **Apologies For Absence**  
[Local Government Act 1972 s85 \(1\)](#)  
Cllr D Lister

**P19/11#164** **Declarations Of Interest**  
[Local Authorities \(Model Code of Conduct\)](#)  
None

**P19/11#165** **Dispensations**  
None

**P19/11#166** **Public Participation**  
Mr Dai Harries spoke, representing the residents that had attended the meeting, to express their concerns about planning application P193478/F. Their concerns included the fact that the application was for 45 dwellings and did not take into account the Ross-on-Wye Neighbourhood Development Plan details for Stoney Stile/Hawthorne Field. Their other main areas of concern were the traffic report, the ecological impact assessment and the necessary level of local service provision (GP practices, dental practices and schools).  
(Please see attached document for further details).

**P19/11#167** **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> October 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> October 2019 be signed as a correct record.**

**P19/11#168** **Action Review Summary**  
The Action Review Summary was presented and noted.  
Outstanding actions

- i Tackling food waste in Ross  
Cllr J Roberts will liaise with Cllr Stark on how to co-ordinate the action once a report had been received from HC/EHO.

**P19/11#169 Applications to be considered**

To consider the following application:

**P193478/F - Planning Permission**

Land off Middleton Avenue Ross-on-Wye Herefordshire  
Demolition of stable out buildings and proposed residential development of 46 single and two storey dwellings with associated hard and soft landscaping

**Recommendation: Members strongly object to the application.**

The main reason for the objection is the fact that it does not take into account the details of the Ross-on-Wye Neighbourhood Development Plan (Section 5A.3 Stoney Stile/Hawthorne Field Allocation pages 88 & 89). The application proposes an allocation of 46 dwellings instead of the NDP allocation of 15 houses to be developed later in the Plan period and only if Ashfield Park School has closed. This is over-development of the site, and will take up housing allocation earmarked in the Plan for other sites.

Other reasons for the objection include transport, infrastructure and ecological issues. The high volume of traffic, particularly at certain times of the day, and pedestrian safety issues associated with the proximity of the site to Ashfield Park School means that the site should only be developed after the school has closed, as set out in the NDP. There would also be a high volume of traffic between the site and the town centre causing congestion on a limited number of already busy routes.

The healthcare provision in the town could not support this additional allocation of housing.

It should be noted that the large number of hedgehogs inhabiting the site area has not been included in the ecological impact assessment.

The six residents left the meeting at 7.30pm

**P193675/J - Works to trees covered by TPO**

15 Beechwood Ross-on-Wye Herefordshire HR9 7QE  
Proposed works to T1 semi-mature Walnut - to crown reduce by approx 25%

**Recommendation: No objection**

**P193605/AM - Non Material Amendment**

29 Redwood Close Ross-on-Wye Herefordshire HR9 5UD  
Proposed non-material amendment to planning permission 184261/FH (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 posts). To allow alteration of stairs to entrance balcony

**Recommendation: No objection**

**P193418/FH - Full Householder**

68 Roman Way Ross-on-Wye Herefordshire HR9 5RL  
Proposed garage conversion to form study & utility and extension to provide porch and shower room

**Recommendation: No objection**





**P193071/FH - Full Householder**

14 Wye Street Ross-on-Wye Herefordshire HR9 7BX

Garden levelled using decking. Erection of fence. Panels between the garden & neighbouring garden. Summerhouse. 3 steps to bridge access between garden & back steps which lead to gate access to Wilton Road. Glass balustrades across front and one side of rooftop garden (all works retrospective)

**Recommendation: No objection**

**P19/11#170**

**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.

Members agreed that in respect of planning application P193478/F transport issues would need to be addressed, including safe pedestrian paths/pavements and a 20 mph TRO, and adequate healthcare provision. These would all need to be added to the specific capital projects Heads of Terms Agreement S106 'wish list'.

**P19/11#171**

**Further Applications**

Planning applications P193745 was considered and extensions requested.

**P19/11#172**

**Notifications**

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

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

**P19/11#173**

**NDP Examiner and Referendum**

To consider and update members on the progress of the NDP examination and the arrangements for the referendum

Cllr J Roberts reported that Herefordshire Council had asked Ross Town Council to select one of the examiners. Having discussed the matter with Melvin Reynolds and Jeff Bishop, it was proposed that the Assistant Clerk should advise Herefordshire Council that Nigel McGurk would be our first choice and that, if he was unable to perform the role in the near future, Liz Beth would be our second choice. This was agreed by members of the committee.

**Cllr D Ravenscroft left the meeting at 7.55pm**

**P19/11#174**

**Ross Movement Strategy**

To consider and update members on the progress of the Ross Movement Strategy

Cllr J Roberts had nothing further to report at this stage.

**P19/11#175**


**Correspondence**

**To receive the following correspondence:**

i Application to grant a premises licence – Ross-on-Wye RFC

Members had no objections to the application to vary the licence for the period 23<sup>rd</sup> October to 19<sup>th</sup> November 2019.

ii Appeal notification letter – 190965 – 7 Market Place, Ross-on-Wye, HR9 5NX was noted.



There being no further business the meeting closed at 8.00pm

Signed  ..... Chairman

Date 26 Nov 2019 .....



# Ross-on-Wye Town Council

**Minutes of the Planning & Development Committee Meeting  
held on Tuesday 26 November 2019 at 7.00pm  
at The Corn Exchange, High Street, Ross-on-Wye, Herefordshire, HR9 5HL**

**Present:** Councillors: Cllr D Ravenscroft (Chair), Cllr T Burford, Cllr D Ciolte, Cllr P Cutter, Cllr J Winder

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

**P19/11#176** **Apologies For Absence**  
[Local Government Act 1972 s85 \(1\)](#)  
Cllr D Lister and Cllr J Roberts

**P19/11#177** **Declarations Of Interest**  
[Local Authorities \(Model Code of Conduct\)](#)  
None

**P19/11#178** **Dispensations**  
None

**P19/11#179** **Public Participation**  
None

**P19/11#180** **Planning & Development Committee Meeting Minutes** - to confirm and sign the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 5<sup>th</sup> November 2019.  
[LGA 1972, Sch 12 para41 \(1\)](#).

**RESOLVED** – that the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 5<sup>th</sup> November 2019 be signed as a correct record.

**P19/11#181** **Action Review Summary**  
The Action Review Summary was presented and noted.  
Outstanding actions

- i Tackling food waste in Ross  
Cllr J Roberts had informed the Assistant Clerk that the Herefordshire Council waste team had had a walk round with Cllr L Stark and did not believe that trade food waste was an issue. Their advice is that there is no need for us to do a leaflet.

*JK*  
17/12/19

**P19/11#182 Applications to be considered**

To consider the following application:

**P193856/J - Works to trees covered by TPO**

Ross Court Retirement Home Over Ross Close Ross-on-Wye Herefordshire HR9 7BQ Proposed works to T1 semi mature Hornbeam - crown reduce by approx 30%

**Recommendation: No objection**

**P193919/J - Works to trees covered by TPO**

Bowling Club Old Maids Walk Ross-on-Wye Herefordshire HR9 5AR  
5 Beech trees survey recommends crown lifting the trees (over the car parking) as well as removing significant deadwood

**Recommendation: No objection**

**P193857/K - Works to Trees in a Conservation Area**

14 Alton Street Ross-on-Wye Herefordshire HR9 5NN  
Proposed works to T1 Yew - to crown reduce not more than 20% beyond previous pruning points

**Recommendation: Members would like to see the proposed works only crown reduce back to the previous pruning points**

**P193751/F - Planning Permission**

Land at Fernbank Road Ross-on-Wye Herefordshire  
Application for variation of condition 6 following planning permission 151189 (Proposed demolition of existing agricultural building and erection of 5 no. four bedroom detached dwellings. Alterations to existing vehicular access, landscaping and other associated works) to allow connection to public sewerage system not exceeding 2 litres a second

**Recommendation: No objection**

**P193745/F - Planning Permission**

27 Palma Court Brookend Street Ross-on-Wye Herefordshire HR9 7EE  
Variation of a condition 2 of planning permission 174535/F (Proposed conversion of ground floor of portal framed building to house in multiple occupancy). The internal layout has been changed, which has resulted in the fenestration being changed

**Recommendation: No objection**


**P19/11#183 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 to consider.

**P19/11#184 Further Applications**

Planning applications P193992, P193945, P193944, P193915 and P193828 were considered and extensions requested.

  
17/12/19

**P19/11#185**

**Notifications**

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

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

**P19/11#186**

**NDP Examiner and Referendum**

To consider and update members on the progress of the NDP examination and the arrangements for the referendum

Assistant Clerk reported that Herefordshire Council had appointed our first choice of examiner, Nigel McGurk, and that the examination process had commenced on 25<sup>th</sup> November 2019.

**P19/11#187**

**Ross Movement Strategy**

To consider and update members on the progress of the Ross Movement Strategy

Nothing to report.

**P19/11#188**

**Correspondence**

**To receive the following correspondence:**

i Letter to local resident regarding Lidl planning application at Wolf Business Park

Assistant Clerk reported that Cllr J Roberts had written to a local resident informing them that Herefordshire Council is the Planning Authority and that it was their decision to reject the Lidl application at Wolf Business Park. She told them that she was aware that people in the town would like a wider range of supermarkets and that there was disappointment when the Lidl application was rejected. She also said that the Town Councillors will certainly bear this in mind when making comments on any further planning applications from Lidl or other supermarket companies.

**There being no further business the meeting closed at 7.15pm**

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

Date ..... 17 / 12 / 2019



# Ross-on-Wye Town Council

**Minutes of the Planning & Development Committee Meeting  
held on Tuesday 17 December 2019 at 7.00pm  
at The Corn Exchange, High Street, Ross-on-Wye, Herefordshire, HR9 5HL**

**Present:** Councillors: Cllr J Roberts (Chair), Cllr D Ciolte, Cllr P Cutter, Cllr D Ravenscroft, Cllr J Winder

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

One member of the public

**P19/12#189** **Apologies For Absence**  
[Local Government Act 1972 s85 \(1\)](#)  
Cllr T Burford and Cllr D Lister

**P19/12#190** **Declarations Of Interest**  
[Local Authorities \(Model Code of Conduct\)](#)  
Cllr J Roberts Declared a Schedule 1 Interest in Agenda item #195 Application to be considered P193980/F – Planning Permission due to living in the immediate area and P194059/FH – Full Householder due to owning a property in the immediate area.  
Cllr D Ravenscroft Declared a Schedule 2 Interest in Agenda item #195 Application to be considered P193980/F – Planning Permission due to being a member of the House Committee at Merton House in Edde Cross Street.

**P19/12#191** **Dispensations**  
None

**P19/12#192** **Public Participation**  
None

**P19/12#193** **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> November 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> November 2019 be signed as a correct record.**

**P19/12#194** **Action Review Summary**  
The Action Review Summary was presented and noted - no outstanding actions.

JR  
7/11/2020

**P19/12#195 Applications to be considered**

To consider the following application:

**Cllr Roberts and Cllr Ravenscroft left the meeting at 7.05pm**

**P193980/F - Planning Permission**

Trenchard House Edde Cross Street Ross-on-Wye HR9 7BZ  
Construction of new two storey dwelling with annex in courtyard garden adjacent to existing Trenchard House. Demolition of existing Trenchard House and the construction of 3 No. apartments and associated car parking and landscaping

**Recommendation: No objection**

**Cllr Roberts and Cllr Ravenscroft returned to the meeting at 7.15pm**

**P194045/RM - Approval of Reserved Matters**

Land East of A40 Ross-on-Wye Herefordshire HR9 6GX  
Reserved matters following outline approval 140684/O. A re-plan of 56 dwellings

**Recommendation: No objection**

**P194090/K - Works to Trees in a Conservation Area**

White Keys Walford Road Ross on-Wye HR9 5PQ  
T1: Acer - reduce the overall tree by 2-3ft and balance crown

**Recommendation: No objection**

**P193992/K - Works to Trees in a Conservation Area**

Penyard Alton Street Ross-on-Wye Herefordshire HR9 5JJ  
Fell/remove two Leylandii trees due to excessive shading and interference with telephone lines

**Recommendation: No objection**

**P193945/L - Listed Building Consent**

3 Wye Street Ross-on-Wye Herefordshire HR9 7BX  
Replacement front and rear entrance doors. First Floor internal doors replaced.  
Installation of new kitchen extract fan to south elevation

**Recommendation: No objection**

**P193944/L - Listed Building Consent**

Castle Flat Wilton Road Ross-on-Wye Herefordshire HR9 5JA  
Replacement entrance door, sidelight windows to south elevation. Installation of new kitchen extract fan to south elevation. Internal doors replaced

**Recommendation: No objection**

**P193915/F - Planning Permission**

Land at Hornbeams 9 Eastfield Road Ross-on-Wye Herefordshire HR9 5JY  
Proposed variation of condition 5 of planning permission 191176 (Proposed demolition of existing dwelling and construction of replacement dwelling) to allow non-opening windows to open by up to 100mm

**Recommendation: No objection**

SR  
7/11/2020

**P193828/F - Planning Permission**

Brookfield House Over Ross Street Ross-on-Wye Herefordshire HR9 7AT  
Application for removal of condition 4 of permission 173910 (Proposed change of use from Class C1 Guest House to Class C3 (holiday let dwelling) - to allow the property to be used as a dwelling house.

**Recommendation: No objection**

**Cllr Roberts left the meeting at 7.25pm**

**P194059/FH - Full Householder**

21 Sandringham Close Ross-on-Wye Herefordshire HR9 7XN  
Proposed first floor extension and alterations

**Cllr Roberts returned to the meeting at 7.30pm**

**Recommendation: No objection**

**P19/12#196**

**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 to consider.

**P19/12#197**

**Further Applications**

Planning applications P194306, P194205, P194055 and P194242 were considered and extensions requested.

**P19/12#198**

**Notifications**

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

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

**P19/12#199**

**NDP Examiner and Referendum**

To consider and update members on the progress of the NDP examination and the arrangements for the referendum

Cllr J Roberts reported that the examiner, Nigel McGurk, had requested clarification on a number of matters. These were being dealt with by Herefordshire Council and Ross Town Council (Melvin Reynolds and Place Studio). It was hoped that the matters would be dealt with by early January and, on the basis that the examiner is in agreement with us to proceed, the referendum could take place in February 2020.

**P19/12#200**

**Ross Movement Strategy**

To consider and update members on the progress of the Ross Movement Strategy

Nothing to report.

**P19/12#201**

**Correspondence**

**To receive the following correspondence:**

i Initial Consultation –TRO Scheme in Hildersley

Cllr Roberts would write to Tom Hayward of ADL Traffic and Highways Engineering Ltd to advise him of our wish to have a 40mph speed limit in place along the whole stretch of the A40 road at Hildersley.

*JR*  
*7/1/2020*



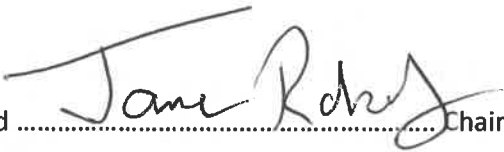
ii Objection to new shop window – corner retail unit Gloucester Road

An email had been received from Caroline Utting, Chairwoman of Ross-on-Wye Tourism Association, complaining about the new shop window displays that have been created at the former Florist on the Corner. Assistant Clerk to write to the Enforcement Officer at Herefordshire Council querying the fact that no planning application has been received for the display of this material. Caroline Utting to be advised of our action.

iii Upper floor concern – 33 Gloucester Road

Cllr Roberts updated the Planning Committee on the fact that the Herefordshire Council Enforcement Officer was dealing with this matter and requesting that remedial works to the upper floor building should take place by the owner.

**There being no further business the meeting closed at 7.50pm**

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

Date .....7 JAN 2020.....