



Ross-on-Wye Town Council

Minutes of the Planning & Development Committee Meeting

held on Tuesday 07 January 2020 at 7.00pm

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

Present: Cllr J Roberts (Chair), Cllr T Burford, Cllr P Cutter, Cllr D Lister (ex-officio),
Cllr D Ravenscroft and Cllr J Winder

In attendance: Rachel Lewis – Projects Officer, Helen Holmes - Finance and Administration Assistant

P20/01#01 Apologies for Absence
Local Government Act 1972 S85 (1)

P20/01#02 Declarations of Interest
Local Authorities (Model Code of Conduct) Order 2007 SI No. 1159
To receive Councillors' declarations of interest in items for discussion.

All members declared a Schedule 1 Interest in items P194360/K, P194350/K, and P194361/K as the trees are owned by the Town Council.

P20/01#03 Applications for Dispensations
None

P20/01#04 Public Participation
None

P20/01#05 Planning & Development Committee Meeting – Minutes
[Local Government Act 1972 Sch 12 Para 41\(1\)](#)
To confirm and sign the minutes of the previous meeting held on Tuesday 17th December 2019.

RESOLVED – that the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 17th December 2019 be signed as a correct record.

P20/01#06 Action Review Summary
Nothing outstanding

7.05pm *Councillor Lister left the meeting*

P20/01#07 Applications to be considered

To consider the following applications:

[P194360/K - Works to Trees in a Conservation Area](#)

Land off Wilton Road - 359148 224180 Wilton Road Ross-on-Wye HR9 5JA
Proposed works to T1: Aspen (branch failure) two hanging branches to remove, (or reduce) to avoid risk of falling

All members declared a Schedule 1 Interest

[P194361/K - Works to Trees in a Conservation Area](#)

Land off Wilton Road - 359270 224108 Wilton Road Ross-on-Wye HR9 5JA
Proposed works to T1 Willow - branch failure. Canopy contains heavy branches which extend over footpath. Pollard at 12m and remove branches on footpath side
All members declared a Schedule 1 Interest

[P194333/F - Planning Permission](#)

Dev 1 - Land adjacent to Chase View Veterinary Clinic Hildersley Ross-on-Wye
2 x five bedroom, 5 x 4 bedroom detached houses, gardens and estate access and landscaping
Recommendation: No objection

[P194349/K - Works to Trees in a Conservation Area](#)

Rope Walk Meadow Rope Walk Ross-on-Wye
T1: Willow - (branch failure) - canopy extends over footpath. Pollard at 6m.
Application withdrawn

[P194350/K - Works to Trees in a Conservation Area](#)

Rope Walk Meadow Rope Walk Ross-on-Wye
T1: Willow (branch failure) pollard 2 stems
All members declared a Schedule 1 Interest

[P194306/L - Listed Building Consent](#)

Malvern House Ross-on-Wye HR9 7BX
Proposed upgrading and alterations to Malvern House comprising 1. Replace external entrance door to Flat 1. 2. Internal doors replaced to Flats 1, 2 and 3. Replace sub standard fire escape windows to Bedrooms 1 and 2 - Flat 1. 4. Replace defective Bathroom window in Flat 2. 5. Upgrade and enlarge fire proof electric meter cupboard in entrance Lobby to Flats 2 and 3.
Recommendation: No objection

7.11pm *Councillor Lister returned to the meeting*

[P194205/F - Planning Permission](#)

Somerfield Distribution Depot Netherton Road Ross-on-Wye HR9 7QQ
Proposed change of use of existing building (class use B8) to the use of the building for the manufacture of insulation (class use B2)
Recommendation: No objection

[P194055/O - Outline](#)

Land at Netherton Road Overross Ind Est Ross-on-Wye
Outline application with all matters reserved for the proposed erection of a new building and change of use of land to be used for B1-B8 use
Recommendation: No objection, providing the development is within the settlement boundary of the NDP. We would object to any development beyond the boundary.

[P194242/K - Works to Trees in a Conservation Area](#)

7 Crofts Lane Ross-On-Wye Herefordshire HR9 7AB
Fell Oak tree - overhanging neighbour's property that has raised concerns potential danger to property due to ivy damage and lean of tree, also tree within 2 metres of main drain for property. To replace with more suitable tree and in more suitable location.
Recommendation: No objection

P20/01#08 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.

The Chairman advised members that an application would be coming for 175 houses to the east of the A40 for which Section 106 money payable. She suggested members started to think about the priorities for this money.

P20/01#09 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.

The following application had been received and an extension applied for:

P194403 - Land to the east of the A40, Ross on Wye

Erection of up to 175 dwellings together with associated development (all matters reserved except access).

P20/01#10 Notifications

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

RESOLVED – to receive and note the decisions

P20/01#11 NDP Examination and Referendum

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

The NDP examination is continuing. All questions raised by the examiner have now been dealt with.

P20/01#12 Ross Movement Strategy

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

Nothing to report – Cllr J Roberts will obtain more information before the strategy is finalised

P20/01#13 Correspondence

To receive the following correspondence:

- i Morrisons Supermarket – Enforcement Notice EN/2019/003011/ZZ

The enforcement notice was noted.

The Chairman also added that a new roof and windows at Dominoes were to be installed as a result of enforcement.

There being no further business the meeting closed at 7.41pm

Signed Chairman

Date



Ross-on-Wye Town Council

Minutes of the Planning & Development Committee Meeting held on Tuesday 18 February 2020 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 Lister, Cllr D Ravenscroft, Cllr J Winder

In attendance: Rachel Lewis – Project Officer

Cllr C Bartrum (Ward Councillor) and R Taylor (Tree Warden)

Prior to the meeting, Cllr Bartrum gave members an update on the process of deciding the planning application for 175 new houses east of the Eastern Bypass which the committee had considered and raised objections to at its last meeting.

P20/02#27 Apologies For Absence

[Local Government Act 1972 s85 \(1\)](#)

None

P20/02#28 Declarations Of Interest

[Local Authorities \(Model Code of Conduct\)](#)

None

P20/02#29 Dispensations

None

P20/02#30 Public Participation

As Tree Warden for the town, Rob Taylor commented on planning applications P200266/J and P200384/K as each one was discussed.

P20/02#31 Planning & Development Committee Meeting Minutes - to confirm and sign the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 28th January 2020.

[LGA 1972, Sch 12 para41 \(1\)](#).

RESOLVED – that the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 28th January 2020 be signed as a correct record.

P20/02#32 Action Review Summary

The Action Review Summary was presented and noted - no outstanding actions.

P20/02#33 Applications to be considered

To consider the following application:

P200297/F - Planning Permission

Aldi Superstore Brookend Street Ross-on-Wye Herefordshire HR9 7EE

Application for variation of condition 29 of planning permission 131380/F (Construction of a Class A1 retail foodstore (1,506 sqm gross) with associated parking, landscaping and access). To allow the store to receive deliveries from 0700 hours Sundays, Bank and Public Holidays

Recommendation: No objection, provided the company ensures that all drivers adhere to the code of practice set out in Section 5.1. of the Noise Report for all deliveries.

P200267/K - Works to Trees in a Conservation Area

Land at Wilton Road Ross-on-Wye Herefordshire

Chestnut - Branch failure: Bark wound identified at 1m. Canker throughout canopy with significant bark death on lowest limb. Fell sectionally

All members declared an interest as the tree in in the ownership of the Council.

P200266/J - Works to trees covered by TPO

Corner of Duxmere Drive Ross-on-Wye Herefordshire

T1: Ash - branch failure, stem failure - Ganoderma ap fruiting bodies at base. Weak fork identified at 2m with evidence of recent movement. Whilst the canopy of this specimen has been reduced previously, potential stem failure cannot be ruled out. Fell sectionally

Recommendation: No objection, but members would like to see a replacement at the location

P200108/FH - Full Householder

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

Proposed outbuilding

Recommendation: No objection

P200384/K - Works to Trees in a Conservation Area

5 The Mews Vaga Crescent Ross-on-Wye Herefordshire HR9 7RQ

Cherry (T1) situated in front garden, carefully fell in sections to as near ground level as possible. Reason - drain issues due to ingress of roots attributed to the tree. Potential for long-term damage. Acacia (T2) situated in rear garden, carefully fell in sections to as near ground level as possible. Reason - outgrown situation

Recommendation: No objection, but members wish both trees to be replaced

P20/02#34

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

P20/02#35

Further Applications

The Assistant Clerk has requested an extension for all late applications.

P20/02#36

Notifications

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

RESOLVED – to receive and note the decisions

P20/02#37

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 date of the Referendum would soon be confirmed

P20/02#38 Ross-on-Wye Design Guide

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

Cllr J Roberts suggested that a Working Group be formed to look at developing a Town Design Guide. Cllr Roberts and Cllr J Winder would be members of the working group and Cllr Roberts would invite the Sue Williams (Chairman of the Business Association), a member of the Civic Society and Mrs C Utting to join the group.

P20/02#39 Core Strategy Settlement Hierarchy review of rural facilities 2020

To complete a questionnaire in order to collate up to date information from local communities regarding the services and facilities which are within the parish.

Cllr Roberts offered to complete the questionnaire and bring it to the next meeting for others members to check.

P20/02#40 Ross Movement Strategy

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

There had been no further information on this. Cllr Roberts would ask a Ward Councillor to enquire about the progress of the Ross Movement Strategy and report to her before the next meeting.

P20/02#41 Correspondence

To receive the following correspondence:

- i Correspondence from Joyce Thomas regarding the future of The Chase Hotel
- The Assistant Clerk was asked to send a reply to Mrs Thomas explaining that the committee cannot have a position regarding the future of the site until a planning application is received.

There being no further business the meeting closed at 7.50pm

Signed Chairman

Date



Ross-on-Wye Town Council

Minutes of the Planning & Development Committee Meeting held on Tuesday 28 January 2020 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 Lister, Cllr D Ravenscroft, Cllr J Winder

In attendance: Amanda Smith – Assistant Town Clerk

Cllr C Bartrum and R Taylor (Tree Warden)

P20/01#14 Apologies For Absence

[Local Government Act 1972 s85 \(1\)](#)

Cllr P Cutter

P20/01#15 Declarations Of Interest

[Local Authorities \(Model Code of Conduct\)](#)

None

P20/01#16 Dispensations

None

P20/01#17 Public Participation

As Tree Warden for the town, Rob Taylor commented on planning applications P200113/K, P200112/J and P200111/K works to trees - stating that he saw no reason to object to any of the applications.

P20/01#18 Planning & Development Committee Meeting Minutes - to confirm and sign the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 7th January 2020.

[LGA 1972, Sch 12 para41 \(1\).](#)

RESOLVED – that the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 7th January 2020 be signed as a correct record.

P20/01#19 Action Review Summary

The Action Review Summary was presented and noted - no outstanding actions.

The Assistant Clerk reported that she has received an email from the Planning Enforcement Officer in respect of the new shop window in the corner retail unit in Gloucester Road. The window advertisement benefits from deemed consent under regulation 6 and class 12 of schedule 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and also the change of use of the shop remains under the same use class (A1). In view of that he did not intend to take any further action regarding this matter and had now closed the enforcement case.

P20/01#20 Applications to be considered

To consider the following application:

P194403/O - Outline

Land to the east of the A40 Ross-on-Wye Herefordshire

Erection of up to 175 dwellings together with associated development (all matters reserved except access)

Recommendation: Ross Town Council strongly objects to this application. First, it represents a substantial change to the previous planning consent for 290 homes inasmuch as it seeks to build over the meadow which was an integral part of that scheme, thus diminishing significantly its overall value and quality. Second, the application takes no account of the emerging Neighbourhood Development Plan and approval would result in a significant undermining of the NDP, which has now passed examination and therefore should be given appropriate weight in the determination process.

Our detailed objections are:

- 1. The proposal would result in over-development and lack of green space, leaving only two small green spaces across the whole site of 465 homes. This is a general concern affecting all residents, but particularly children and young people, whose access to informal play and recreation space in the development would be severely limited. This contravenes policy SC4 of the draft NDP.**
- 2. The proposal is for piecemeal and opportunistic development in a site of strategic importance for the future development of the town. The NDP proposes a master plan be developed for all potential development land east of the A40. No such plan is even at the preparation stage and therefore this application is premature.**
- 3. Contrary to a statement in the application, this proposal lies entirely beyond the settlement boundary defined by the NDP. Granting this large application would reduce the pressure on developers to build on infill sites in the town, identified in the NDP as housing allocations. This is wrong in principle, as it would undermine significantly the NDP from the outset on the key issues of defining the boundary and influencing allocations. It is also wrong in practice to allow sprawl in an AONB when there is ample opportunity to meet targets for new build within the town.**
- 4. It is noted that this is an outline application, but approval should not be granted until more detail has been provided on the relationship between the site, its context, and its design, including why it is appropriate for Ross-on-Wye. As currently drafted the application contravenes policy EN1 of the draft NDP.**
- 5. The application does not address climate change concerns, and thus contravenes policies A4 (vehicle charging points) and EN5 (eco-design) of the draft NDP.**
- 6. The application does not engage with the Local Plan or the draft NDP in terms of Green Infrastructure, and therefore contravenes policy EN9 of the draft NDP.**
- 7. The application provides very little detail on the implications for travel, walking and cycling. Thus, it does not meet policies A1 and A2 of the draft NDP.**
- 8. The application provides no allotment space, a serious omission for a development of this size and in contravention of policy SC3 of the draft NDP.**
- 9. Ross Town Council shares the concerns expressed by the Highways Agency and, should Herefordshire Council be minded to approve the application, supports the**

request for a three month pause to enable the traffic impact to be properly investigated.

Should the application be granted our recommendations on S.106 contributions would be for:

1. Investment in safe walking and cycling routes from the site to John Kyrle High School. It is noted that the developer is already providing access to the pavement opposite the school. It is unrealistic to expect that children will walk half way down Ledbury Road (crossing the busy Court Rd junction on the way) to the current crossing, and then walk up the hill again to the school, crossing the busy Three Crosses Road junction. The temptation will be to cross Ledbury Road between the Labels roundabout and the school entrance. It is essential a safe crossing is provided at this spot, due to poor visibility for drivers and the heavy volume of traffic, especially either end of the school day. All routes should be designed for safe use by mobility scooters.
2. Subject to the traffic study requested by the Highway Agency, any necessary traffic calming measures on affected routes, including if appropriate, speed indicator devices under the control of the Town Council.
3. Contributions to improved play and fitness provision in the town, in line with the emerging Ross Town Council Play and Fitness strategy.

RESOLVED: All member agreed that Assistant Clerk should request an extension to the deadline, in order that the above recommendation could be submitted to Herefordshire Council when the NDP had passed examination. If this was not permissible Assistant Clerk would submit the recommendation by the current deadline.

[P200051/FH - Full Householder](#)

Corner Cottage Chase Road Ross-on-Wye Herefordshire HR9 5JQ
Proposed new vehicle access and parking space

Recommendation: No objection

[P200004/FH - Full Householder](#)

Woodcroft Ashfield Park Avenue Ross-on-Wye Herefordshire HR9 5AX
Proposed ground floor extension to rear

Recommendation: No objection

[P200113/K - Works to Trees in a Conservation Area](#)

Hillsborough House The Avenue Ross-on-Wye Herefordshire HR9 5AW
Re-pollard 12 Limes to main stem and remove all low regrowth around base

Recommendation: No objection

[P200112/J - Works to trees covered by TPO](#)

2 Merrivale Farm Ross-on-Wye Herefordshire HR9 5JF
Re-pollard 9 Willows on lake side to main stem

Recommendation: No objection

[P200111/K - Works to Trees in a Conservation Area](#)

Red Hill House Redhill Road Ross-on-Wye Herefordshire HR9 5AU
Fell Laurel, bramble & holly to 4 ft hedge line to establish hedge line (shown as G1 on sketch map). Fell large twin stem Silver Birch which is heavily weighted on weak branch union (shown as T1 on sketch map). Customer advised to replant a replacement. Crown

lift Beech tree on right of garage door to 15 - 18ft to gain more light and clear from house/garage (shown as T2 on sketch map)

Recommendation: No objection

[P193284/F - Planning Permission](#)

Purland Chase Coughton Ross-on-Wye Herefordshire HR9 5RR

Proposed removal of condition 4 of planning permission 162331 (proposed rebuilding of derelict stable boys cottage with improved extended accommodation to fit with existing structures and character - intention is to provide an annexe or holiday) - to allow removal of annexe restriction

Recommendation: No objection

[P200097/A - Advertisement Consent](#)

32 Gloucester Road Ross-on-Wye Herefordshire HR9 5LE

Replacement of existing ATM header signage to comply with new HSBC branding

Recommendation: No objection

P20/01#21 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.

[P194403/O - Outline](#)

Land to the east of the A40 Ross-on-Wye Herefordshire

Erection of up to 175 dwellings together with associated development (all matters reserved except access)

Please see comments made in item #20.

P20/01#22 Further Applications

Planning application P200108 was considered and an extension requested.

P20/01#23 Notifications

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

RESOLVED – to receive and note the decisions

P20/01#24 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 by the next meeting we should know the date of when the Referendum will take place.

P20/01#25 Ross Movement Strategy

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

Nothing to report.

P20/01#26 Correspondence

To receive the following correspondence:

i Notification of Planning Appeal 190114 – Wolf Business Park

Herefordshire Council had received notification of the appeal and had no objection to the appeal being subject to the hearing process.

ii Consideration of re-siting of Ross Grammar School bell

Cllr J Roberts agreed to contact Mr Heathcote regarding the re-siting of the bell within a new school development.

iii Correspondence on siting of SID on Archenfield Road

Mr D Harries, a resident in Archenfield Road, had written to the Town Council with his concerns about the positioning of the SID base and whether it could be moved closer in the direction of the town (between Cleeve Lane and Palmerston Road). Assistant Clerk to write to Mr Harries explaining that the positioning of the SID base had been decided on the basis of technical advice from Balfour Beatty and that it was unlikely that it could be changed.

There being no further business the meeting closed at 8.10pm

Signed Chairman

Date



Ross-on-Wye Town Council

Minutes of the Planning & Development Committee Meeting

held on Tuesday 18 February 2020 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 Lister, Cllr D Ravenscroft, Cllr J Winder

In attendance: Rachel Lewis – Project Officer

Cllr C Bartrum (Ward Councillor) and R Taylor (Tree Warden)

Prior to the meeting, Cllr Bartrum gave members an update on the process of deciding the planning application for 175 new houses east of the Eastern Bypass which the committee had considered and raised objections to at its last meeting.

P20/02#27 Apologies For Absence

[Local Government Act 1972 s85 \(1\)](#)

None

P20/02#28 Declarations Of Interest

[Local Authorities \(Model Code of Conduct\)](#)

None

P20/02#29 Dispensations

None

P20/02#30 Public Participation

As Tree Warden for the town, Rob Taylor commented on planning applications P200266/J and P200384/K as each one was discussed.

P20/02#31 Planning & Development Committee Meeting Minutes - to confirm and sign the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 28th January 2020.

[LGA 1972, Sch 12 para41 \(1\)](#).

RESOLVED – that the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 28th January 2020 be signed as a correct record.

P20/02#32 Action Review Summary

The Action Review Summary was presented and noted - no outstanding actions.

P20/02#33 Applications to be considered

To consider the following application:

[P200297/F - Planning Permission](#)

Aldi Superstore Brookend Street Ross-on-Wye Herefordshire HR9 7EE

Application for variation of condition 29 of planning permission 131380/F (Construction of a Class A1 retail foodstore (1,506 sqm gross) with associated parking, landscaping and access). To allow the store to receive deliveries from 0700 hours Sundays, Bank and Public Holidays

Recommendation: No objection, provided the company ensures that all drivers adhere to the code of practice set out in Section 5.1. of the Noise Report for all deliveries.

P200267/K - Works to Trees in a Conservation Area

Land at Wilton Road Ross-on-Wye Herefordshire

Chestnut - Branch failure: Bark wound identified at 1m. Canker throughout canopy with significant bark death on lowest limb. Fell sectionally

All members declared an interest as the tree in in the ownership of the Council.

P200266/J - Works to trees covered by TPO

Corner of Duxmere Drive Ross-on-Wye Herefordshire

T1: Ash - branch failure, stem failure - Ganoderma ap fruiting bodies at base. Weak fork identified at 2m with evidence of recent movement. Whilst the canopy of this specimen has been reduced previously, potential stem failure cannot be ruled out. Fell sectionally

Recommendation: No objection, but members would like to see a replacement at the location

P200108/FH - Full Householder

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

Proposed outbuilding

Recommendation: No objection

P200384/K - Works to Trees in a Conservation Area

5 The Mews Vaga Crescent Ross-on-Wye Herefordshire HR9 7RQ

Cherry (T1) situated in front garden, carefully fell in sections to as near ground level as possible. Reason - drain issues due to ingress of roots attributed to the tree. Potential for long-term damage. Acacia (T2) situated in rear garden, carefully fell in sections to as near ground level as possible. Reason - outgrown situation

Recommendation: No objection, but members wish both trees to be replaced

P20/02#34 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

P20/02#35 Further Applications

The Assistant Clerk has requested an extension for all late applications.

P20/02#36 Notifications

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

RESOLVED – to receive and note the decisions

P20/02#37 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 date of the Referendum would soon be confirmed

P20/02#38

Ross-on-Wye Design Guide

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

Cllr J Roberts suggested that a Working Group be formed to look at developing a Town Design Guide. Cllr Roberts and Cllr J Winder would be members of the working group and Cllr Roberts would invite the Sue Williams (Chairman of the Business Association), a member of the Civic Society and Mrs C Utting to join the group.

P20/02#39

Core Strategy Settlement Hierarchy review of rural facilities 2020

To complete a questionnaire in order to collate up to date information from local communities regarding the services and facilities which are within the parish.

Cllr Roberts offered to complete the questionnaire and bring it to the next meeting for others members to check.

P20/02#40

Ross Movement Strategy

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

There had been no further information on this. Cllr Roberts would ask a Ward Councillor to enquire about the progress of the Ross Movement Strategy and report to her before the next meeting.

P20/02#41

Correspondence

To receive the following correspondence:

- i Correspondence from Joyce Thomas regarding the future of The Chase Hotel
- The Assistant Clerk was asked to send a reply to Mrs Thomas explaining that the committee cannot have a position regarding the future of the site until a planning application is received.

There being no further business the meeting closed at 7.50pm

Signed Chairman

Date



Ross-on-Wye Town Council

Minutes of the Planning & Development Committee Meeting held on Tuesday 10th March 2020 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 Lister, Cllr D Ravenscroft and Cllr J Winder

In attendance: Sarah Robson – Town Clerk and R Taylor (Tree Warden)

P20/03#42 Apologies for Absence
[Local Government Act 1972 s85 \(1\)](#)
None

P20/03#43 Declarations Of Interest
[Local Authorities \(Model Code of Conduct\)](#)
All councillors present declared a Schedule 2 Interest in P20/03#48 Applications – P200672/P200605/P200597/P200449 due to the trees being in the ownership of the Council.

P20/03#44 Dispensations
None

P20/03#45 Public Participation
None

P20/03#46 Planning & Development Committee Meeting Minutes - to confirm and sign the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 18th February 2020.
[LGA 1972, Sch 12 para41 \(1\)](#).

RESOLVED – that the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 18th February 2020 be signed as a correct record.

P20/03#47 Action Review Summary
The Action Review Summary was presented and noted - no outstanding actions.

P20/03#48 Applications to be considered
To consider the following applications:

[P200672/K - Works to Trees in a Conservation Area](#)

St Marys Church Church Row Ross-on-Wye Herefordshire HR9 5HN

T1 Willow at rear of church to pollard. T2 Twin stem Maple on edge of Church Street to fell. T3 Silver Birch at front of St Mary's Hall to fell. See sketch map and work schedule for full details

The Application was not considered as all members declared an interest due to the tree being in the ownership of the Council.

[P200224/FH - Full Householder](#)

4 Waterside Ross-on-Wye Herefordshire HR9 5LN

Proposed garden shed for storage use

Recommend: No Objection

P200225/FH - Full Householder

42 Three Crosses Road Ross-on-Wye Herefordshire HR9 7HB

To drop kerb for 12 ft to allow vehicle access

Recommend: No Objection

P200605/K - Works to Trees in a Conservation Area

Riverbank Wye Street Ross-on-Wye Herefordshire

T1: Willow pods - to coppice / pollard willow pods located alongside the riverbank by the side of the river

The Application was not considered as all members declared an interest due to the tree being in the ownership of the Council.

P200597/K - Works to Trees in a Conservation Area

Deanhill Park off Alton Street Ross-on-Wye Herefordshire HR9 5AB

T1 & T2- Two cherry trees at rear of playground area need a 1m height, 1-2m from weight/width reduction. They also need crown lifting over playground, deadwood removing and light thin/crown tidy. T3- Large Maple next to play area needs to be reduced by 2m. T4- the paper barka nearest playground entrance needs felling to ground level as it has a cavity and a heavy lean over play area

The Application was not considered as all members declared an interest due to the tree being in the ownership of the Council.

P200294/F - Planning Permission

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

Proposed variation of condition 2 of planning permission. SE2000/0656/F (proposed extension and conversion of factory outlet to D.I.Y store, and garden centre, including the removal of first floor). To provide greater precision as to the range of goods that can be sold by adding the following text to the condition "up to a maximum of 600 sq. m net retail floor space of which no more than 300 sq. m shall be used for the sale of food and drink to be consumed off the premises.

The Committee objects to the application to vary condition 2 of the permission on the basis that it would contravene a Policy within the NDP (examined) in relation to resisting out of town retail development.

P200475/K - Works to Trees in a Conservation Area

Land adjacent 1 The Gallery Apartments Gloucester Road Ross-on-Wye HR9 5DE

Tree located by Gallery apartments, next to red post box. Requires branches cutting back from property (town centre). Also hanging over carriageway

Recommend: No Objection

P200474/K - Works to Trees in a Conservation Area

Adjacent to One Stop Shop 34 Gloucester Road Ross-on-Wye Herefordshire HR9 5BS

Tree requires branches cutting back from property (town centre). Also hanging over carriageway

Recommend: No Objection

P200473/K - Works to Trees in a Conservation Area

Opposite William Hill 5 Gloucester Road Ross-on-Wye Herefordshire HR9 5BU

Tree located opposite William Hill Bookies requires cutting back from property (town centre). Also hanging over carriage way

Recommend: No Objection

P200472/K - Works to Trees in a Conservation Area

Adjacent Parsons Bakery 7 Market Place Ross-on-Wye Herefordshire HR9 5NX

Tree requires cutting low hanging branches

Recommend: No Objection

P200449/K - Works to Trees in a Conservation Area

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

Tree located at Hope and Anchor Pub car park. T1: Ash - reduce the overall crown down to leave at approx. 4-5m in height

The Application was not considered as all members declared an interest due to the tree being in the ownership of the Council.

P200289/FH - Full Householder

24 Blake Avenue Ross-on-Wye Herefordshire HR9 5JP

Proposed extension and alterations

Recommend: No Objection

P200300/F - Planning Permission

Lynmar Spine Road Greytree Ross-on-Wye Herefordshire HR9 7HU

Variation of condition 2 of planning permission 190486 (proposed new dwelling). To incorporate a new obscured glass window to North West elevation

Recommend: No Objection

P200240/A - Advertisement Consent

Ross Spur Service Area Southbound A449 Overross Roundabout to M50 Junction 4, Ross on Wye, 16 non illuminated and illuminated signs

Recommend: No Objection

P193478 – Planning Re-consultation – for any further comments

Land off Middleton Avenue, Ross on Wye, Herefordshire

Demolition of stable out buildings and proposed residential development of 46 no. single and two storey dwellings with associated hard and soft landscaping

Members strongly object to the application on the grounds it does not reflect the Ross-on-Wye NDP (examined). The application proposes an allocation of 44 houses (a reduction from 46 in the original scheme) which has no bearing on the allocation of 15 houses which the NDP asserts should be developed later in the Plan Period and only if Ashfield Park School closes.

This scheme would be an overdevelopment of the site and would take up housing allocation earmarked in the Plan for other sites.

The Committee objects also on the grounds of transport, due to increased volumes of traffic, particularly at peak times which would have an impact on pedestrian safety especially due to its close proximity to the School. In addition, congestion on roads leading into the town centre would also be exacerbated with the additional flow.

Concerns were expressed regarding whether existing healthcare provision within the town could sustain this additional allocation of unplanned housing.

Please note there is a large habitation of hedgehogs within the site area which has not been included in the Ecological Impact Assessment.

P20/03#49

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.

The Committee requested that should the Application No. P193478 go ahead that provision within the Heads of Terms must be made for a Traffic Regulation Order to reduce speed limits to 20mph and measures for a traffic management scheme within the locality. In addition, funding should be provided for Youth Services and Sports and Play Provision within the town.

P20/03#50

Further Applications

The Assistant Clerk has requested an extension for all late applications.

An extension has been requested for Application No. P200727

P20/03#51

Notifications

To receive the notifications of decisions on planning applications on the attached list.
RESOLVED – to receive and note the decisions

P20/03#52

NDP Examiner and Referendum

To consider and update members on the progress of the NDP examination and the arrangements for the referendum
Cllr Roberts reported that the date of the Referendum had been set for Thursday 2nd April. A leaflet distribution was in hand and a number of banners would be located at strategic points to advertise the referendum.

P20/03#53

Ross-on-Wye Design Guide

To consider the development of a town Design Guide for adoption after the NDP referendum.
Nothing further to report

P20/03#54

Core Strategy Settlement Hierarchy review of rural facilities 2020

To complete a questionnaire in order to collate up to date information from local communities regarding the services and facilities which are within the parish.
The completed questionnaire was approved by the Committee for submission to Herefordshire Council

P20/03#55

Ross Movement Strategy

To consider and update members on the progress of the Ross Movement Strategy.
There is a draft consultation on the Movement Strategy which will be circulated for consultation in early April

P20/03#56

Assets of Community Value

To review the list of properties registered as assets of community value and the Horse and Jockey protection period that is due to end in September 2020
The Committee approved to formally make a request to Herefordshire Council to renew the Horse and Jockey Public House on the Register of Assets of Community Value

P20/03#57

Correspondence

To receive the following correspondence:
i)Correspondence relating to the deterioration of some of the buildings in Wye Street
Noted

There being no further business the meeting closed at 7.50pm

Signed Chairman

Date



Ross-on-Wye Town Council

Minutes of the Planning & Development Committee Meeting held on Tuesday 28 July 2020 at 7.00pm

The meeting was conducted on-line in accordance with
[Local Authorities \(Coronavirus\) \(Flexibility of Local Authority Meetings\) \(England\) Regulations 2020](#)

Present: Councillors: Cllr J Roberts (Chair), Cllr P Cutter, Cllr D Ravenscroft
Ex officio: Cllr D Lister

In attendance: Amanda Smith – Assistant Town Clerk

P20/07#76 Apologies For Absence
[Local Government Act 1972 s85 \(1\)](#)
Cllr D Ciolte, Cllr T Burford

RESOLVED – to accept the apologies

P20/07#77 Declarations Of Interest
[Local Authorities \(Model Code of Conduct\)](#)
Cllr D Lister declared a Schedule 1 Interest in Agenda item #82 Application to be considered P201743/FH – due to living in the immediate local area.

P20/07#78 Dispensations
None

P20/07#79 Public Participation
None

P20/07#80 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 10th March 2020.

RESOLVED – that the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 10th March 2020 be signed as a correct record.

P20/07#81 Outstanding Actions
To receive, review and agree priorities in relation to outstanding actions.

Market Towns Forum – S106 allocation
Assistant Clerk had sent the email and resolution to Cllr J Bartlett of Herefordshire Council (and copied to the market towns) – an acknowledgement had been received.

Horse and Jockey – Asset of Community Value
Assistant Clerk reported that the expiry date is 7th September 2020. A discussion took place on whether or not to proceed with the renewal of this application as it was believed that the property had been sold and would no longer be operating as a public house. Assistant Clerk to contact the Land Registry to see if the property has been sold

and Herefordshire Council to see if a change of use application had been submitted. Further information to be circulated to members of the committee.

P20/07#82 Applications to be considered

To consider the following application:

P202008/F - Planning Permission

27 High Street Ross-on-Wye Herefordshire HR9 5BZ
Proposed change of use from tea shop to a tattoo studio
Recommendation: No objection

P201963/FH - Full Householder

2 The Downs Cottages Ross-on-Wye Herefordshire HR9 7TJ
Proposed demolition and replacement of existing garage with room above for home office
Recommendation: No objection

P201759/FH - Full Householder

Archenfield Cottage Archenfield Road Ross-on-Wye Herefordshire HR9 5AZ
Proposed driveway with drop kerb
Recommendation: Objection - members objected for the following reasons:
- road safety
- lack of space on the plot for reversing a vehicle
- the fact that it is situated in a 30mph speed limit area (not 20mph)
- local concerns about speeding on the road
- the heavy pedestrian footfall on the road as it is a primary school route.

P202051/J - Works to trees covered by TPO

The Firs, The Stables Firs Road Ross-on-Wye Herefordshire HR9 5BH
Proposal to works to T1 - mature Lime tree to reduce to previous pruning points. This would mean predominantly thinning and reducing sides of canopy
Recommendation: No objection

Having declared a Schedule 1 Interest Cllr D Lister left the meeting at 7.30pm

P201743/FH - Full Householder

36 The Gresleys Ross-on-Wye Herefordshire HR9 5JN
Proposed two storey extension to side and rear, demolition of existing side extension
Recommendation: No objection

Cllr D Lister returned to the meeting at 7.35pm

P20/07#83 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

P20/07#84 Further Applications

Planning application P202379 was considered and an extension requested.

P20/07#85 Notifications

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

RESOLVED – to receive and note the decisions

P20/07#86

NDP Referendum

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

Cllr J Roberts confirmed that the Referendum is planned to take place in May 2021. Assistant Clerk to make it a January 2021 Agenda item.

Cllr Roberts informed members that Melvin Reynolds would be resigning as Chairman of the Ross Neighbourhood Development Plan Steering Group – members to consider how to show appreciation for all his hard work in bringing the Plan together – and consider the continued operation of the Steering Group in order to keep the Plan up to date/in line with any changes to the Core Strategy.

P20/07#87

Ross-on-Wye Design Guide

To consider and update members on the progress of the Working Group in the development of a town Design Guide for adoption after the NDP referendum

Nothing to report - Assistant Clerk to table an agenda item for October 2020

P20/07#88

Ross Movement Strategy

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

Nothing to report - Assistant Clerk to contact Balfour Beatty for further information.

P20/07#89

Correspondence

To receive the following correspondence:

i Affordable Housing in Herefordshire

Consultation on the Supplementary Planning Document will finish on 5th August 2020 - Cllr J Roberts confirmed that she would respond with feedback as an individual – other members could do the same if they wished.

P20/07#90

Date of next Meeting and Items for Consideration

To confirm the date of the next meeting and propose any items for consideration.

Assistant Clerk confirmed that the date of the next meeting was Tuesday 25th August 2020. Items for consideration were referred to in the minutes.

There being no further business the meeting closed at 8.00pm

Signed Chairman

Date



Ross-on-Wye Town Council

Minutes of the Planning & Development Sub-Committee Meeting held on Tuesday 25 August 2020 at 7.00pm

The meeting was conducted on-line in accordance with
[Local Authorities \(Coronavirus\) \(Flexibility of Local Authority Meetings\) \(England\) Regulations 2020](#)

Present: Councillors: Cllr J Roberts (Chair), Cllr D Ciolte, Cllr P Cutter, Cllr I Gumm,
Cllr D Lister, Cllr D Ravenscroft
Ex officio: Cllr J Utting

In attendance: Amanda Smith – Assistant Town Clerk

One member of the public

P20/08#91 Apologies For Absence
[Local Government Act 1972 s85 \(1\)](#)
None

P20/08#92 Declarations Of Interest
[Local Authorities \(Model Code of Conduct\)](#)
None

P20/08#93 Dispensations
None

P20/08#94 Public Participation
Mr D Baldwin attended the meeting to comment on planning consultation P202220/FH South Gate Tudor Street Ross-on-Wye HR9 5PS - proposed erection of a garage block. He expressed his concerns about the proposal for a two storey building, the issue of vehicle access and the lack of parking in the immediate area.

Mr Baldwin left the meeting at 7.35pm.

P20/08#95 Election of Deputy Chairman of the Planning & Development Sub-Committee
It was proposed by Cllr D Lister and seconded by Cllr J Utting that Cllr D Ciolte should stand as Deputy Chairman of the Planning & Development Sub-Committee – all members of the committee were in favour.

P20/08#96 Planning & Development Committee Meeting Minutes - to confirm and sign the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 28th July 2020.
[LGA 1972, Sch 12 para41 \(1\)](#).

RESOLVED – that the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 28th July 2020 be signed as a correct record.

P20/08#97 Outstanding Actions
To receive, review and agree priorities in relation to outstanding actions.
Horse and Jockey – Asset of Community Value (dealt with under correspondence #105).

Assistant Clerk had previously reported that the expiry date was 7th September 2020. She had contacted the Land Registry to see if the property has been sold and Herefordshire Council to see if a change of use application had been submitted. On the basis that the property had been sold it was agreed not to proceed with the renewal of this application.

P20/08#98 Applications to be considered

To consider the following application:

P202222/FH - Full Householder

Cadora Wood Ledbury Road Ross-on-Wye Herefordshire HR9 7BG
Proposed single storey rear extension

Recommendation: No objection

P202220/FH - Full Householder

South Gate Tudor Street Ross-on-Wye Herefordshire HR9 5PS
Proposed erection of garage block

Recommendation:

Members object to this application for the following reasons:

- 1. There are no details in the application of how vehicles will enter and leave the site. In addition, there are well known issues/problems with visibility/parking in the area surrounding the site.**
- 2. A two storey building is considered to be inappropriate as a single storey building is all that is needed for a garage. The glazing on all four elevations represents a privacy issue for surrounding properties.**
- 3. The internal layout diagram lacks detail of access between floors and the spaces on the first floor.**

P20/08#99 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

P20/08#100 Further Applications

Planning application P202699 and P202391 were considered and extensions requested.

P20/08#101 Notifications

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

RESOLVED – to receive and note the decisions

P20/08#102 Ross Movement Strategy

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

Cllr J Roberts reported that a draft report had been received by County Councillors for comment.

P20/08#103 Herefordshire Housing and Economic Land Availability Assessment (HELAA 2020)

To gather data for the Strategic Planning team to aid preparation of the HELAA

Assistant Clerk to inform the Strategic Planning team that all relevant data could be gathered from the Ross-on-Wye Neighbourhood Development Plan.

P20/08#104

Hereford & Worcester Fire and Rescue Service – Consultation

To consider a response to the draft Community Risk Management Plan 2021-2025 (deadline for consultation 25th September 2020 - deferred from Full Council 20/08#112)

Cllr J Roberts agreed to draft a response for circulation to members of the Planning & Development Sub-Committee.

P20/08#105

Correspondence

To receive the following correspondence:

i Car Park Charges Consultation

Cllr J Roberts to draft a response for circulation.

ii Payphone Consultation (re Walford Road phone box)

Assistant Clerk to respond confirming that previous consultation comments still apply.

iii Connexus (formerly Herefordshire Housing) – disposal of 7 The Shaws, Millpond Street, Ross-on-Wye, HR9 7AP

Correspondence received and disposal of property acknowledged.

iv HC Response to Community Right to Bid – Asset of Community Value – Horse and Jockey Public House

Cllr J Roberts reported that the property had been sold and that Cllr P Symonds had expressed concerns to Herefordshire Council over the process. It had been agreed that in future Herefordshire Council will notify Ross Town Council of all notices of disposal.

P20/08#106

Date of next Meeting and Items for Consideration

To confirm the date of the next scheduled meeting as 29th September and propose any items for consideration.

Assistant Clerk confirmed the date of the next meeting as Tuesday 29th September 2020. Items for consideration were referred to in the minutes.

There being no further business the meeting closed at 8.10pm

Signed Chairman

Date



Ross-on-Wye Town Council

Minutes of the Planning & Development Sub-Committee Meeting held on Tuesday 29 September 2020 at 7.00pm

The meeting was conducted on-line in accordance with
[Local Authorities \(Coronavirus\) \(Flexibility of Local Authority Meetings\) \(England\) Regulations 2020](#)

Present: Councillors: Cllr J Roberts (Chair), Cllr D Ciolte, Cllr P Cutter,
Cllr D Lister, Cllr D Ravenscroft
Ex officio: Cllr J Utting

In attendance: Amanda Smith – Assistant Town Clerk

P20/09#105 Apologies For Absence
[Local Government Act 1972 s85 \(1\)](#)
None

P20/09#106 Declarations Of Interest
[Local Authorities \(Model Code of Conduct\)](#)
Cllr J Roberts declared a Schedule 1 interest in #111 P202896 – due to being a friend of the applicant - and Cllr P Cutter declared a Schedule 1 interest in #111 P202804 due to being a relation of the applicant.

P20/09#107 Dispensations
None

P20/09#108 Public Participation
None

P20/09#109 Planning & Development Committee Meeting Minutes - to confirm and sign the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 25th August 2020.
[LGA 1972, Sch 12 para41 \(1\)](#).

RESOLVED – that the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 25th August 2020 be signed as a correct record.

P20/09#110 Outstanding Actions
To receive, review and agree priorities in relation to outstanding actions.

No outstanding actions.

P20/09#111 Applications to be considered
To consider the following applications:

[P202391/F - Planning Permission](#)

Riverside Flats Wye Street Ross-on-Wye Herefordshire HR9 7BX
Proposed conversion of and extension to the existing Riverview Flats building to form 6 no. 2-bed apartments with new end stair cores and additional storey

above

Recommendation: Members have no objections but make the following comments:

- the accuracy of the planning application drawings needs to be verified by the Planning Officer
- the need to consider additional residential parking
- the need for the re-configuration of on-street parking in order to create and maintain disabled access to the toilet block
- the need for the use of traditional materials when building – particularly at the front of the site
- the need for a plan for the protection and retention of existing trees on the site
- the need, if appropriate, for a bat survey on the site.

[P202472/L - Listed Building Consent](#)

27 High Street Ross-on-Wye Herefordshire HR9 5BZ

To apply a "Tattoo Studio" sticker to an already existing sign board above the windows and to apply company logo stickers to the three windows. Repairs to side of window

Recommendation: No objections

[P202466/A - Advertisement Consent](#)

27 High Street Ross-on-Wye Herefordshire HR9 5BZ

To apply a "Tattoo Studio" sticker to an already existing sign board above the windows and to apply company logo stickers to the three windows

Recommendation: No objections

[P202576/U - Certificate of Lawfulness \(CLEUD\)](#)

Pigeon House Farm Ross-on-Wye Herefordshire HR9 7QJ

Certificate of Lawfulness for the existing use from agricultural to horse livery

Recommendation: No objections

[P202812/K - Works to Trees in a Conservation Area](#)

11a Alton Street Ross-on-Wye Herefordshire HR9 5JJ

Propose to reduce the front Chemmy Cypress by 50%. To crown raise all the rear trees away from building and lawn area and fence line by 5m in height

Recommendation: No objections

[P202780/K - Works to Trees in a Conservation Area](#)

10 Oaklands Ross-on-Wye Herefordshire HR9 7HE

Cherry (T1) - carefully fell in sections to as near ground level as possible. Tree is lifting paving and damaging fence

Recommendation: No objections but recommend the replanting of a fastigate tree further to the front of the garden

[P203149/K - Works to Trees in a Conservation Area](#)

Land adjacent to Warrendale Dental Surgery Chase Road Ross-on-Wye HR9 5JQ

Application to fell 1 x Poplar, 4 x Beech and 1 x Oak trees. Over the years, leaves and other debris has filled the gap between the steep bank and the southernmost

garage wall. The wall is starting to fail under the pressure

Recommendation: Members object to the felling of the Poplar and Oak trees but recommend that two of the thinnest Beech trees are felled in order to allow the remaining Beech trees to develop

[P203111/K - Works to Trees in a Conservation Area](#)

Watsons Car Park Church Street Ross-on-Wye Herefordshire HR9 5HN

Maple tree in car park needs to be felled to ground level as the tree is dropping sap and brash onto cars and causing a nuisance

Recommendation: Members object to the felling of the Maple tree as it is not causing significant nuisance

[P203110/K - Works to Trees in a Conservation Area](#)

The Willows Chase Road Ross-on-Wye Herefordshire HR9 5JH

Willow in rear garden needs felling to ground level as it is too big for the garden

Recommendation: Members object to the felling of the Willow tree but recommend that it be pollarded

[P203109/K - Works to Trees in a Conservation Area](#)

Fern Lea Chase Road Ross-on-Wye Herefordshire HR9 5JH

Ornamental Hawthorn tree near house is owner grown and needs to be felled to allow more light in. Whitebeam in rear garden needs to be reduced by 1- 2m and shaped to get it back under control

Recommendation: Members object to the felling of the Hawthorn tree but support the reduction and shaping of the Whitebeam tree

Having declared a Schedule 1 interest Cllr J Roberts left the meeting at 8.00pm
Cllr P Cutter also left the meeting and did not return.

[P202896/K - Works to Trees in a Conservation Area](#)

2 Gable Cottages Alton Street Ross-on-Wye Herefordshire HR9 5AE

T1 Lawson Cypress - fell. T2 Holly - crown lift to 3m approx, crown reduce remainder by 25%. T3 Ash - fell to ground level. T4 Cherry (wild) - fell to ground level. T5 Magnolia – reduce end weight from limb over neighbouring property

Recommendation: Members object to the felling of the Lawson Cypress as it is not causing a nuisance. Members support the lifting of the lower limbs but object to the height reduction of the Holly tree, support the felling of the Ash and Cherry trees and the limb reduction of the Magnolia tree.

Cllr J Roberts returned to the meeting at 8.05pm

[P202873/FH - Full Householder](#)

Thankerton Sixth Avenue Greytree Ross-on-Wye Herefordshire HR9 7HJ

Proposed demolition and replacement of rear extensions

Recommendation: No objection

[P202725/F - Planning Permission](#)

Montague House 4 St Marys Street Ross-on-Wye Herefordshire

Application for change of use from offices to residential. (Note: permission was granted for change of use from residential to offices in 2003)

Recommendation: No objection

P202804/FH - Full Householder

37 Redwood Close Ross-on-Wye Herefordshire HR9 5UD
Proposed conversion of existing garage and first floor extension

Recommendation: No objection

P202739/FH - Full Householder

2 Corinium Road Ross-on-Wye Herefordshire HR9 5UQ
Proposed attached garage with flat roof

Recommendation: No objection

P202734/F - Planning Permission

Units 5a and 5b Alton Business Park Alton Business Park Ross-on-Wye HR9 5BP
Change of Use Class from B2 Industrial Unit to B1 Office Space. Alterations to external fenestration and changes to internal layout

Recommendation: No objection

P20/09#112

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.

Cllr J Utting raised the need for allocation of funds for a Play Strategy – including a new play area in the North Ward, extension of the Rope Walk, refurbishment of Roman Way playground and extension of the Buggy Route up to Wilton Bridge. S106 ‘wish list’ to be placed on the November agenda for discussion.

P20/09#113

Further Applications

Planning application P203176 and P203245 were considered and extensions requested.

P20/09#114

Notifications

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

RESOLVED – to receive and note the decisions

P20/09#115

Ross Movement Strategy

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

Nothing to report.

P20/09#116

Correspondence

To receive any outstanding correspondence:

Cllr J Roberts has received correspondence from the owner in respect of planning application P202391/F.

P20/09#117

Date of next Meeting and Items for Consideration

To confirm the date of the next scheduled meeting as 27th October and propose any items for consideration.

Assistant Clerk confirmed the date of the next meeting as Tuesday 27th October 2020. Items for consideration to include the S106 ‘wish list’ and the

government open consultation on Planning for the Future. (Cllr J Utting to obtain permission for this to be circulated to all Councillors in order for them to respond with any comments for discussion at the next Planning & Development meeting).

There being no further business the meeting closed at 8.25pm

Signed Chairman

Date



Ross-on-Wye Town Council

Minutes of the Planning & Development Sub-Committee Meeting held on Tuesday 27 October 2020 at 7.00pm

The meeting was conducted on-line in accordance with
[Local Authorities \(Coronavirus\) \(Flexibility of Local Authority Meetings\) \(England\) Regulations 2020](#)

Present: Councillors: Cllr J Roberts (Chair), Cllr D Ciolte, Cllr P Cutter,
Cllr I Gumm
Ex officio: Cllr J Utting

Cllr R Taylor (Tree Warden/Walkers are Welcome)

In attendance: Amanda Barrett – Assistant Town Clerk

P20/10#118 Apologies for Absence
[Local Government Act 1972 s85 \(1\)](#)
Cllr D Lister

P20/10#119 Declarations Of Interest
[Local Authorities \(Model Code of Conduct\)](#)
None

P20/10#120 Dispensations
None

P20/10#121 Public Participation
None

P20/10#122 Planning & Development Sub-Committee Meeting Minutes - to confirm and sign the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 29th September 2020.
[LGA 1972, Sch 12 para41 \(1\).](#)

RESOLVED – that the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 29th September 2020 be signed as a correct record.

P20/10#123 Outstanding Actions
To receive, review and agree priorities in relation to outstanding actions.
Assistant Clerk to investigate the findings of the SID reporting system.

P20/10#124 Applications to be considered

To consider the following applications:

[P203517/K - Works to Trees in a Conservation Area](#)

Flat 2, Grantham House Chase Road Ross-on-Wye Herefordshire HR9 5JH
T1 Conifers at the front of house - crown lift all round to approx. 12ft (up from ground level), as from standing in front of house. T2 Cherry at left corner of parking area - reduce

by one third and crown lift/tidy. T3 Small Cherry growing out of Conifer hedge in rear garden, near arch- fell to ground.

Recommendation: T1 no objection, T2 no objection to crown lift/tidy but object to unnecessary reduction, T3 objection as not causing a problem

P203197/FH - Full Householder

15 Brampton Road Greytree Ross-on-Wye Herefordshire HR9 7EH
Proposed driveway with dropped kerb

Recommendation: No objections

P203401/K - Works to Trees in a Conservation Area

Ryefield Court Ryefield Road Ross-on-Wye Herefordshire HR9 5LS
T1 Cedar front garden - light thin of crown, tip back longer heavier branches

Recommendation: No objections

P203368/K - Works to Trees in a Conservation Area

The Chasedales Walford Road Ross-on-Wye Herefordshire HR9 5SS
30% reduction in height of 2 x Poplar Trees

Recommendation: No objections

P203231/L - Listed Building Consent

Horse and Jockey 9 & 10 New Street Ross-on-Wye Herefordshire HR9 7DA
Proposed demolition of rear extensions. Conversion back to separate dwellings, 9 & 10 New Street, with a single storey extension to each dwelling. Renovation of 9 & 10 to create two four-bedroom houses

Recommendation: No objections

P203138/F - Planning Permission

Horse and Jockey 9 & 10 New Street Ross-on-Wye Herefordshire HR9 7DA
Proposed demolition of rear extensions. Conversion back to separate dwellings, 9 & 10 New Street, with a single storey extension to each dwelling. Renovation of 9 & 10 to create two four-bedroom houses

Recommendation: No objections

P203245/K - Works to Trees in a Conservation Area

Daville Homs Road Ross-on-Wye Herefordshire HR9 7DG
Trees along roadside in garden of Daville are leaning heavily over road and pavement causing the owner concern. We need to clear the overhang and stabilise the bank, therefore we will carry out the following work: T1 4 stem Sycamore on roadside - reduce height to 10ft and remove 1 stem closest to road. T2 Contorted Willow on roadside - remove stem over road and reduce remaining stem to match Sycamore. T3 Small Oak over road, near Willow - fell. T4 Large Weeping Willow with 2 stems - pollard to 10ft. T5 4 x Sycamores to dual carriageway side of willow on road edge - fell to ground.

Recommendation: T1 no objection to removal of stem closest to road but objection to reduction in height of others as this will cause future problems, T2 no objection to removal of stem over road but suggest that the main stems are pollarded with no reduction in main trunk height, T3 no objection, T4 suggest pollarding stems but have no reduction in main trunk height, T5 objection to felling as trees do not appear to be causing a problem.

[P203176/K - Works to Trees in a Conservation Area](#)

Palmerston Court Palmerston Road Ross-On-Wye Herefordshire HR9 5PJ
Proposed works to T1 - semi-mature Copper Beech standing behind Palmerstone Court, would like to re- reduce back to previous pruning points, so no more than 30% reduction overall, in the interests of managing the tree within the existing somewhat confined space it has

Recommendation: No objections

P20/10#125 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

P20/10#126 S106 – Review of allocation of Funds

To review the S106 allocation of funding ‘wish list’.
Assistant Clerk to circulate the ‘wish list’ for discussion at the next meeting and to obtain clarification from Yvonne Coleman of Herefordshire Council of what information they require in order to have projects considered.

P20/10/#127 Open Consultation on Planning for the Future

To receive any comments for discussion in order to respond to the government consultation.
Cllr J Roberts and Cllr J Utting to respond to the government consultation with recommendations for the proposed reform of the planning system on the basis of the document that was circulated before the meeting, and comments made at the meeting.

P20/10/#128 Ross-on-Wye Design Guide

To consider the development of a town Design Guide for adoption after the NDP Referendum.
Cllr J Roberts volunteered to be part of a Working Group in order to develop a Design Guide. Assistant Clerk to ask Town Clerk to place the item on the Management Committee Agenda in order to recruit other volunteers to join the Group.

RESOLVED – that a Working Group be formed for Town Councillors to join in order to develop a town Design Guide.

P20/10#129 Further Applications

None

P20/10#130 Notifications

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

RESOLVED – to receive and note the decisions

P20/10#131 Ross Movement Strategy

To consider and update members on the progress of the Ross Movement Strategy
The proposed Strategy had been circulated and Cllr J Roberts agreed to respond and include the following issues:
i) to welcome the detailed work that has gone into the report
ii) to concur with the objectives of the study (para 4.2) Identification of Transport Strategy Objectives – economic, health, safety and efficiency
iii) to query why the issue of poor access for mobility buggies to town centre services has not been addressed (this was raised at the workshop)
iv) to request that the feasibility of linking Ross to the National Cycle Network

and/or the Forest of Dean cycle paths should be considered as an option, albeit a long term one.

v) to strongly support the introduction of 20 mph zones in the town centres and close to schools, with appropriate traffic calming measures to encourage compliance.

P20/10#132

Correspondence

To receive the following correspondence:

i Light Pollution – email from Brampton Abbotts & Foy Parish Council

The email expressed concerns about light pollution radiated from the Ross town – (the industrial estate at Netherton, John Kyrle playing fields and further building on the edge of Ross – the fact that it is a waste of energy and the impact on wild animal nightlife).

Cllr Roberts had responded to the email acknowledging the concerns and the need for consideration.

Assistant Clerk to ask Herefordshire Council if there is a Light Pollution Policy in place.

Cllr Roberts to check if the issue is referred to in the Core Strategy and that it will be considered when revising the NDP – it will be useful to give consideration to lighting requirements when new development planning applications are proposed.

ii) NDP – Broadmeadows and Tanyard land holdings

It was agreed that a letter should be sent from Ross Town Council informing land holders that the Referendum has been postponed until May 2021 but that the NDP is being given ‘substantial weight’ in planning decisions made by Herefordshire Council. Likewise, any further decisions about the land east of the A40 are taken together with decisions about best use of the Broadmeadows and Tanyard land holdings to the west of the same road and so will continue to work toward an integrated approach in line with NDP proposals.

iii) Community Speed Watch – Assistant Clerk had received a request for a Community Speed Watch voluntary speed monitoring group to be allowed to be formed to monitor traffic on the Ledbury Road – more information to be obtained in order to be discussed at the next meeting.

P20/10#133

Date of next Meeting and Items for Consideration

To confirm the date of the next scheduled meeting as 27th October and propose any items for consideration.

Assistant Clerk confirmed the date of the next meeting as Tuesday 24th November 2020.

There being no further business the meeting closed at 8.15pm

Signed Chairman

Date



Ross-on-Wye Town Council

Minutes of the Planning & Development Sub-Committee Meeting held on Tuesday 24 November 2020 at 7.00pm

The meeting was conducted on-line in accordance with
[Local Authorities \(Coronavirus\) \(Flexibility of Local Authority Meetings\) \(England\) Regulations 2020](#)

Present: Councillors: Cllr D Ciolte (Chair), Cllr I Gumm, Cllr D Lister, Cllr D Ravenscroft
Ex officio: Cllr J Utting
Substitute: Cllr C Bartrum

Mr Daniel Thomas (member of the public)

In attendance: Amanda Barrett – Assistant Town Clerk

P20/11#134 Apologies For Absence
[Local Government Act 1972 s85 \(1\)](#)
Cllr P Cutter, Cllr J Roberts
(Cllr Roberts - in attendance from #148/8.05pm onwards)

P20/11#135 Declarations Of Interest
[Local Authorities \(Model Code of Conduct\)](#)
Cllr C Bartrum declared a welfare interest in #140 P203552/FH – due to be an acquaintance of the applicant.

P20/11#136 Dispensations
None

P20/11#137 Public Participation
The member of the public said that he wished to make an objection to planning application P203552/FH Holly House, Archenfield Road, Ross-on-Wye - proposed driveway and dropped kerb outside the house. He stated that he had notified Herefordshire Council of his objection and that he considered off-street parking to be unnecessary as there was off-street parking at the back of the property. He considered it to be out of keeping with the character of the road and that it would limit the number of parking spaces for other residents in the road.

Member of the public then left the meeting.

P20/11#138 Planning & Development Sub-Committee Meeting Minutes - to confirm and sign the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 27th October 2020.
[LGA 1972, Sch 12 para41 \(1\)](#).

RESOLVED – that the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 27th October 2020 be signed as a correct record.

P20/11#139 Outstanding Actions

To receive, review and agree priorities in relation to outstanding actions. Assistant Clerk had investigated the findings of the SID reporting system – see agenda item.

P20/11#140 Applications to be considered

To consider the following applications:

[P203832/K - Works to Trees in a Conservation Area](#)

Westerham 8 Ashfield Crescent Ross-on-Wye Herefordshire HR9 5PH
T1 Copper Beech tree - crown reduce the tree by approx. 25-30% with the balance of reduction to be from the height rather than the spread. Some lateral canopy will be undertaken as well

Recommendation: Objection - members consider that as the tree is a magnificent healthy tall rather than a wide tree, not close to any buildings, there is no reason for a 30% reduction. It is known that reducing trees has a detrimental effect on the root system and that a greater number of shoots produced creates a greater wind sail effect, so creating a greater problem in the future.

[P203883/F - Planning Permission](#)

11a Copse Cross Street Ross-on-Wye Herefordshire
Change of use of redundant shop to self-contained flat with no Internal and external alterations

Recommendation: No objection

Having declared a welfare interest Cllr C Bartrum left the meeting at 7.30pm

[P203552/FH - Full Householder](#)

Holly House Archenfield Road Ross-on-Wye Herefordshire HR9 5AY
Proposed driveway and dropped kerb outside the house

Recommendation: Objection – members object for the following reasons:

- conservation as it detracts from the rest of the properties on the road
- removal of on-street parking for neighbours and residents
- on-street parking is available on the other side of the property
- safety as the SID has recorded a high volume and speed of traffic on the road
- ingress and egress rights at the property will create a danger to other road users.

Cllr C Bartrum returned to the meeting at 7.40pm

[P203553/FH - Full Householder](#)

West Wood Walford Road Ross-on-Wye Herefordshire HR9 5PQ
Proposed variation of condition 2 of planning permission P183838/FH (Proposed extension and double garage) to include ground floor porch extension and first floor link to garage/office

Recommendation: No objection

[P203477/FH - Full Householder](#)

Greengates Second Avenue Greytree Ross-on-Wye Herefordshire HR9 7HT
Proposed extension, internal alterations and raising of roof for a loft conversion

Recommendation: No objection

- P20/11#141** **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
- P20/11#142** **S106 – Review of allocation of Funds**
To review the S106 allocation of funding ‘wish list’.
Assistant Clerk had circulated information provided by Yvonne Coleman of Herefordshire Council regarding development description, gain type and funding. She would try and find further information regarding a project ‘wish list’.
- P20/11#143** **Ross-on-Wye Design Guide**
To consider the development of a town Design Guide for adoption after the NDP Referendum.
Cllr J Roberts had volunteered to be part of a Working Group in order to develop a Design Guide along with Cllr R Taylor, Cllr J Winder, Mrs C Utting and a representative of the Civic Society.
- P20/11#144** **Further Applications**
Planning applications P203918 and P203611 were considered and extensions requested.
- P20/11#145** **Notifications**
To receive the notifications of decisions on planning applications on the attached list.
- RESOLVED – to receive and note the decisions**
- P20/11#146** **Ross Movement Strategy**
To consider and update members on the progress of the Ross Movement Strategy
Cllr J Roberts had sent a response on behalf of members to the proposed Strategy – awaiting further progress.
- P20/11#147** **Speed Indicator Device**
To update members on the use of the SID and traffic report information.
Assistant Clerk provided members with SID reports for June, July and August at three respective locations (Archfield Road, Walford Road and Hildersley). Members were concerned about the high level of speeds at all locations and asked Assistant Clerk to inform the police in order that a police presence could be arranged in these locations – and to also make the matter known to the general public.
- P20/11#148** **Licensing Policy 2020-2025 Consultation and covid signs in city and market towns**
To review and make any comments on the Licensing Policy 2020-2025 Consultation
Document had been reviewed but no comments were made.
- P20/11#149** **Correspondence**
To receive the following correspondence:
i NALC responds to planning white paper
NALC ‘urged the government to keep communities at the heart of planning’
Assistant Clerk to forward response/link to Cllr J Utting
- ii Kent and Sussex Avenue – Meeting Summary
Assistant Clerk gave an update about the meeting with ADL Traffic & Highways Engineering Ltd and their discussions with Balfour Beatty regarding a

one-way system/waiting restrictions. She would email Will Wilson at ADL to confirm that members were happy for them to proceed/undertake a consultation with residents on Kent and Sussex Avenue in order to gain their views on what they would like to see on the roads.

P20/11#150

Date of next Meeting and Items for Consideration

To confirm the date of the next scheduled meeting as 22nd December and propose any items for consideration.

Assistant Clerk confirmed the date of the next meeting as Tuesday 22nd December 2020.

There being no further business the meeting closed at 8.20pm

Signed Chairman

Date



Ross-on-Wye Town Council

Minutes of the Planning & Development Sub-Committee Meeting held on Tuesday 22 December 2020 at 7.00pm

The meeting was conducted on-line in accordance with
[Local Authorities \(Coronavirus\) \(Flexibility of Local Authority Meetings\) \(England\) Regulations 2020](#)

Present: Councillors: Cllr J Roberts (Chair), Cllr I Gumm, Cllr D Ravenscroft
Ex officio: Cllr J Utting (joined the meeting from #158 P204186/7.55pm onwards)
Substitute: Cllr J Winder
In attendance: Cllr C Bartrum, Cllr P Symonds

Zoe Aubrey, Senior Planning & Technical Manager - Barratt Homes, S Wales
Martin Lewis, Land Director – Barratt Homes, S Wales

In attendance: Amanda Barrett – Assistant Town Clerk

P20/12#151 Apologies For Absence
[Local Government Act 1972 s85 \(1\)](#)
Cllr D Ciolte, Cllr P Cutter, Cllr D Lister

P20/12#152 Declarations Of Interest
[Local Authorities \(Model Code of Conduct\)](#)
Cllr D Ravenscroft declared a Schedule 2 interest in #158 P204192/F – due to his association with Ross Lions Club and the fact they have a container storage area at the Rugby Club.
Cllr J Winder declared a Schedule 1 interest in #158 P203611/F – due to working at the brewery.

P20/12#153 Dispensations
None

P20/12#154 Public Participation
None

P20/12#155 Planning & Development Sub-Committee Meeting Minutes - to confirm and sign the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 24th November 2020.
[LGA 1972, Sch 12 para41 \(1\)](#).

RESOLVED – that the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 24th November 2020 be signed as a correct record.

P20/12#156 Outstanding Actions
To receive, review and agree priorities in relation to outstanding actions.
Assistant Clerk had investigated the findings of the SID reporting system – see agenda item.

P20/12#157 Land at Hildersley Farm, proposed development of new homes
To receive a presentation by Zoe Aubrey and Martin Lewis of Barratt Homes

A presentation was given regarding the proposed development of 218 new homes (1, 2, 3 & 4 bedroom houses) including 88 affordable homes for shared ownership and rental. The houses would be built with traditional porches, bay windows, gable features and in red brick and waste and cycle storage provision. The full planning application would be submitted at the end of January 2021. The S106 agreement had been signed off with Herefordshire Council.

The representatives of Barratt Homes then left the meeting.
Cllr P Symonds also left the meeting at 7.30pm.

P20/12#158

Applications to be considered

To consider the following applications:

[P203391/FH - Full Householder](#)

Despierre Sixth Avenue Greytrees Ross-on-Wye Herefordshire HR9 7HW
Construction of garage

Recommendation: No objection

[P204064/FH - Full Householder](#)

Polperro Gloucester Road Ross-on-Wye Herefordshire HR9 5LR
Proposed single and two storey extension to the rear

Recommendation: No objection

Having declared an interest Cllr D Ravenscroft left the meeting at 7.40pm

[P204192/F - Planning Permission](#)

Ross Rugby Club Abbots Close Greytrees Ross-on-Wye Herefordshire HR9 7GQ
Proposed container storage area. Retrospective

Recommendation: No objection

Cllr D Ravenscroft returned to the meeting at 7.45pm

[P203966/O - Outline](#)

Land at Rosemount Brampton Road Ross-on-Wye Herefordshire
Outline application for 4 flats, with all matters reserved

Recommendation: No objection

[P204186/F - Planning Permission](#)

Unit 1 Millpond Street Ross-on-Wye Herefordshire HR9 7AP
Retrospective canopy roof

Recommendation: No objection – but members request that the Planning Officer looks carefully at the drainage arrangements in view of the comments made under representations.

[P204155/F - Planning Permission](#)

Land adjacent to Chase View Veterinary Clinic Hildersley Ross-on-Wye
Proposed variation of condition 2 of planning permission 194333 (7 x 4 bedroom detached houses, gardens and estate access and landscaping) to change brick finished houses to white render exterior finish

Recommendation: No objection

[P203852/FH - Full Householder](#)

Vine House 15a Alton Street Ross-on-Wye Herefordshire HR9 5NN
Proposed ancillary granny Annex in rear garden

Recommendation: No objection – but members express a concern over whether or not the proposed annex would be suitable as permanent accommodation.

[P204035/F - Planning Permission](#)

Land at 9 Corinium Road Ross-on-Wye Herefordshire HR9 5UQ
Demolish existing garage and workshop to No. 9 Corinium Road and replace with proposed single storey 1 bedroom dwelling utilizing existing vehicular access and parking area. Form 2 new parking spaces for No. 9 Corinium Road

Recommendation: No objection

[P203965/F - Planning Permission](#)

Pigeon House Farm Ross-on-Wye Herefordshire HR9 7QJ
Outdoor riding arena

Recommendation: No objection

[P203932/FH - Full Householder](#)

Trevethan Brookfield Road Ross-on-Wye Herefordshire HR9 7EL
Proposed two storey extension

Recommendation: No objection

[P204030/K - Works to Trees in a Conservation Area](#)

Solva Cottage Homs Road Ross-on-Wye Herefordshire HR9 7DG
T1 Oak tree - crown lift to clear BT line. T2 Ash tree and T3 Silver birch - crown lift to reduce overhang

Recommendation: No objection

[P203687/F - Planning Permission](#)

Hildersley Farm Hildersley Ross-on-Wye Herefordshire HR9 7NW
Conversion of Granary outbuilding to a single dwelling, together with associated bin and bicycle storage, parking allocation and landscaping works. Change of use from Class B1 (Office) to Class C3 (Dwelling Houses)

Recommendation: No objection

[P203783/FH - Full Householder](#)

3 Alton Close Ross-on-Wye Herefordshire HR9 5LP
Proposed extension and alterations and new off-site parking

Recommendation: No objection – but members request that the Planning Officer looks carefully at the access arrangements and the impact on availability of on-street parking.

Having declared an interest Cllr J Winder left the meeting at 8.30pm

[P203611/F - Planning Permission](#)

1 Millpond Street Ross-on-Wye Herefordshire HR9 7AP
Change of use from empty domestic flat into nano brewery, gin compounding

and small commercial kitchen

Recommendation: No objection

Cllr J Winder returned to the meeting at 8.35pm

P203918/F - Planning Permission

Kemps Of Ross Alton Road Ross-on-Wye Herefordshire HR9 5JE

Proposal use of a small part of the car park to provide hot and cold refreshments to staff and customers of Bradfords from a mobile catering unit

Recommendation: No objection

P20/12#159

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

P20/12#160

S106 – Review of allocation of Funds

To review the S106 allocation of funding ‘wish list’.

Assistant Clerk had circulated information provided by Yvonne Coleman of Herefordshire Council regarding development description, gain type and funding. She would try and find further information regarding a planning obligation policy and project ‘wish list’.

P20/12#161

Ross-on-Wye Design Guide

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

Cllr J Roberts had volunteered to be part of a Working Group in order to develop a Design Guide along with Cllr R Taylor, Cllr J Winder, Mrs C Utting and a representative of the Civic Society – the working group will convene in January 2021.

P20/12#162

Further Applications

Planning applications P204304 and P204356 were considered and extensions requested.

P20/12#163

Notifications

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

RESOLVED – to receive and note the decisions

P20/12#164

Ross Movement Strategy

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

Cllr J Roberts had sent a response on behalf of members to the proposed Strategy – we are now awaiting a response and an amended draft strategy.

P20/12#165

Speed Indicator Device

To update members on the use of the SID and traffic report information.

Assistant Clerk provided members with SID reports for October and November at two respective locations (Archfield Road and Walford Road).

Members remained concerned about the high level of speeds at the locations. Assistant Clerk had informed the police and had been told that the matter would be discussed with their Traffic Management Advisor who is best placed to consider the significance of the data and give advice on appropriate intervention measures, be that via the Safety

Camera Partnership or local enforcement. Assistant Clerk to send them further reports and to ask for advice on publicising the information.

P20/12#166

Traffic Regulation Orders

To review the list of Traffic Regulation Orders (Ross East Ward)
Balfour Beatty had requested a review of the TRO list and whether schemes are still required. Members agreed the following:

Alton Street (including Hospital area), Ross-on-Wye – parking controls and residents parking – High Priority

Cantilupe Road, Ross-on-Wye – review of disabled provision – Priority (as disabled spaces outside the library are inadequate and there needs to be the same number of spaces available as there was before the pedestrian crossing was installed)

Corpus Christi Lane, Ross-on-Wye – incorporate Lane into residents parking scheme – Leave on the list.

Assistant Clerk to inform Cllr P Symonds of the outcome of the review.

Members also unanimously agreed that the TRO for Cawdor should remain on the list as a priority.

P20/12#167

Correspondence

To receive the following correspondence:

i Herefordshire Pay Phone Consultation Autumn 2020 published decision - this informed members of the decision taken to object to BT about the removal of 34 of the 39 pay phones in the county – including the pay phone in Ross-on-Wye.

ii Future of Mobility and Waste Consultations – after discussion it was agreed to respond to the waste consultation/future of rubbish and recycling in Herefordshire – Cllr J Utting volunteered to do this on behalf of the sub-committee (survey response end date 7th February 2021)

P20/12#168

Date of next Meeting and Items for Consideration

To confirm the date of the next scheduled meeting as 26th January and propose any items for consideration.

Assistant Clerk confirmed the date of the next meeting as Tuesday 26th January 2021. An item for consideration at the next meeting was the publicity for the NDP Referendum.

There being no further business the meeting closed at 9.00pm

Signed Chairman

Date