



Ross-on-Wye Town Council

Minutes of the Planning & Development Sub-Committee Meeting held on Tuesday 26 January 2021 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 I Gumm, Cllr D Lister,
Cllr D Ravenscroft
Ex officio: Cllr J Utting

In attendance: Amanda Barrett – Assistant Town Clerk

P21/01#01 Apologies For Absence

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

P21/01#02 Declarations Of Interest

[Local Authorities \(Model Code of Conduct\)](#)
None

P21/01#03 Dispensations

None

P21/01#04 Public Participation

None

P21/01#05 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 22nd December 2020.

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

RESOLVED – that the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 22nd December 2020 be signed as a correct record.

P21/01#06 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.

P21/01#07 Town Clerk's Delegated Powers

[Local Government Act 1972 s101](#)

P204304 Works to Trees in a Conservation Area

Rifle Range and Club Homs Road Ross-on-Wye HR9 7XX - Ash trees
All Ash trees situated on banks within club boundary to be removed to ground level

Assistant Clerk reported that using the power of delegated authority the above planning application had been considered since the last meeting. There had been no objections – however members recommended that permission should exclude the use of herbicides to kill and remove the root system of the trees.

P21/01#08 Applications to be considered

To consider the following applications:

P204451/L - Listed Building Consent

17 Church Street Ross-on-Wye Herefordshire HR9 5HN

Proposed change of use of existing offices to residential dwelling with no internal or external alterations

Recommendation: No objection

P204450/F - Planning Permission

17 Church Street Ross-on-Wye Herefordshire HR9 5HN

Proposed change of use of existing offices to residential dwelling with no internal or external alterations

Recommendation: No objection

P204366/F - Planning Permission

Land at The Firs Firs Road Ross-on-Wye Herefordshire HR9 5BH

Proposed residential dwelling

Recommendation: Members support the Tree Officer's consultation response recommendations – no further comments

P204541/K - Works to Trees in a Conservation Area

Pye House Ashfield Crescent Ross-on-Wye Herefordshire HR9 5PH

Proposed works to fell 1 Cupressaceae sp. standing beside entrance to property. Tree marked T1 is approx. 50ft in height and has previously been reduced/topped. Applicant proposes felling tree due to out growing available space. Tree is also lifting adjacent drive and pavement and causing damage to low wall. Tree also has included stem at approx. 2ft from ground level

Recommendation: Objection – members do not understand the reason why this tree should be felled as only a few blocks at the end of the drive have slightly lifted and there does not appear to be any problems with the pavement or wall. This healthy tree is an asset to the area.

P204356/FH - Full Householder

27 Roman Way Ross-on-Wye Herefordshire HR9 5RL

Proposed single and two storey extension

Recommendation: No objection

P21/01#09 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

P21/01#10

S106 – Review of allocation of Funds

To review the S106 allocation of funding 'wish list'.

The planning obligation policy was reviewed and a revised 'wish list' was agreed as follows:

- To implement the Ross-on-Wye Town Council play strategy
- To provide pedestrian and buggy access into the town centre from new developments
- To improve the Town and Country trail and extend the buggy route to Wilton Bridge
- To improve the healthcare infrastructure in the town
- To improve the traffic flow through the town
- To introduce a Car Club in order to increase car sharing and reduce car parking
- To update traffic and other signage
- To ensure new housing has easy access to broadband and digital services as part of any planning consent
- To provide street seating
- To provide charging points for electric vehicles
- To provide CCTV installations in new development play parks and open spaces

Assistant Clerk had also circulated up to date information provided by Yvonne Coleman of Herefordshire Council regarding development description, gain type and funding – and details of a link on the Herefordshire Council website in order to find this information. Revised 'wish list' to be presented to Full Council and then communicated to the Planning Obligations Officer.

Cllr J Utting left the meeting at 8.00pm.

P21/01#11

Ross-on-Wye Design Guide

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

Nothing to report.

P21/01#12

Further Applications

No further planning applications for consideration.

P21/01#13

Notifications

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

RESOLVED – to receive and note the decisions

P21/01#14

Ross Movement Strategy

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

Nothing to report.

P21/01#15

Speed Indicator Device

To update members on the use of the SID and traffic report information. Assistant Clerk provided members with SID reports for December at one respective location (Hildersley).

Members remained concerned about the high level of speeds at the locations. Assistant Clerk had received an email from Insp James Ashton, Herefordshire Rural Safer Neighbourhoods Team, confirming that they were aware of and responding to our concerns about the speed of traffic in the town. Assistant Clerk to send him further reports and to ask for advice on publicising the information.

P21/01#16 Traffic Regulation Order scheme at Kent and Sussex Avenue

To receive details of the initial consultation, proposed restrictions and response analysis.

Members supported the scheme but wished to make a comment on their concerns about whether or not consideration had been given to level of traffic flows on Alton Street/Alton Road and safety issues on the junction of Alton Street and Walford Road. Assistant Clerk to communicate this to Will Wilson of ADL Traffic & Highways Engineering Ltd.

P21/01#17 Ross-on-Wye Neighbourhood Development Plan

To discuss the publicity required for the NDP referendum.

Due to coronavirus restrictions political leaflets will be banned by the government on health and safety grounds, so members discussed other ways of advertising the referendum. Banners and a display at the Market House could be used - and social media would have to play an important part. Assistant Clerk to request that an item is placed on the next Full Council agenda regarding agreement to the Town Council registering with Facebook for advertising the referendum and also the need for a £300 budget for marketing costs. Cllr J Roberts and Cllr D Lister agreed to be involved with the organisation of the publicity campaign.

P21/01#18 Correspondence

To receive any outstanding correspondence

None

P21/01#19 Date of next Meeting and Items for Consideration

To confirm the date of the next scheduled meeting as 23rd February and propose any items for consideration.

Assistant Clerk confirmed the date of the next meeting as Tuesday 23rd February 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 8.30pm

Signed Chairman

Date



Ross-on-Wye Town Council

Minutes of the Planning & Development Sub-Committee Meeting held on Tuesday 23 February 2021 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 Ravenscroft
Ex officio: Cllr J Utting

In attendance: Amanda Barrett – Assistant Town Clerk

P21/02#20 Apologies For Absence

[Local Government Act 1972 s85 \(1\)](#)
None

P21/02#21 Declarations Of Interest

[Local Authorities \(Model Code of Conduct\)](#)
Cllr J Roberts and Cllr J Utting both declared a other declarable interest - welfare in applications P210086/FH & P204569/F as they both had close personal associations with the applicants.

P21/02#22 Dispensations

None

P21/02#23 Public Participation

None

P21/02#24 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 26th January 2020.

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

RESOLVED – that the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 26th January 2020 be signed as a correct record.

P21/02#25 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.

P21/02#26 Applications to be considered

To consider the following applications:

[P210374/RM - Approval of Reserved Matters](#)

Land at Hildersley Farm A40 Hildersley Herefordshire HR9 7NW

Reserved matters approval for 218 residential units following outline approval 150930/O (Proposed development of approximately 212 dwellings including affordable housing, public open space and associated works)

Recommendation: Members have no objection to the application. However, members have concerns regarding road safety and the level and speed of traffic on the A40 and believe that consideration should be given to having a roundabout at the point of access from the site onto the main road. The speed indicator device that is installed on the road near the site recorded the average speed of 85% of traffic (V85) to be travelling at 44 mph in the month of December 2020 (the speed limit being 30 mph).

[P210183/FH - Full Householder](#)

Red Gables Ledbury Road Ross-on-Wye Herefordshire HR9 7BG
Proposed extension & change of use of garage to provide additional accommodation to dwelling & proposed replacement garage

Recommendation: No objection

[P210096/FH - Full Householder](#)

28 Blake Avenue Ross-on-Wye Herefordshire HR9 5JP
Proposed rear dormer, garage extension, porch and alterations

Recommendation: No objection

Having declared an interest Cllr J Roberts and Cllr J Utting left the meeting at 7.25pm. Cllr D Ciolte then proceeded to chair the meeting in order to discuss the next two planning applications.

[P210086/FH - Full Householder](#)

42 Eastfield Road Ross-on-Wye Herefordshire HR9 5JZ
Proposed first floor extension and alterations

Recommendation: No objection

[P204569/F - Planning Permission](#)

Land at Chasewood Lodge Walford Road Ross-on-Wye Herefordshire HR9 5PQ
Erection of 3 single storey annex/chalets

Recommendation: Members have no objection to the application. However, members support the concerns of the Tree Officer regarding the impact the three chalets could have on trees on adjacent land and the need for a Tree Report, in relation to design, demolition and construction in order to see if the development will be compliant with Policies LD1 & LD3. Members also support highway concerns regarding the need to review the arrangement of the car parking spaces in order to provide adequate parking.

Cllr J Roberts and Cllr J Utting returned to the meeting at 7.35pm

[P204459/F - Planning Permission](#)

Station Yard Broadmeadow Yard Ross-on-Wye Herefordshire HR9 7BW
Proposed change of use to new and used car sales, vehicle valeting and storage; erection of galvanised steel fencing with sliding gate; siting of two portable cabins, one with office, mess room and toilets, and one for storage. 4 no 6-metre-high galvanised steel LED lights and a dropped kerb

Recommendation: Members have no objection to the application. However, members have concerns regarding contaminated land and lighting issues. Contaminated land – members support the Environmental Health comments and conditions to be appended to any approval but are concerned that they do not consider the potential contamination of water that could be washed away (due to the proposed change of use) and into Rudhall Brook. Lighting – members express concern over the 6 metre high LED lights – whether they need to be this high, a limit to the time of day and night they will be in operation and the need for the light to shine in a downwards direction.

[P210034/L - Listed Building Consent](#)

Clairville 12 Copse Cross Street Ross-on-Wye Herefordshire HR9 5PD
Proposed works to internal re-arrangement of 2 areas within the property

Recommendation: No objection

[P210402/K - Works to Trees in a Conservation Area](#)

The Grove 3 Eastfield Road Ross-on-Wye Herefordshire HR9 5AN
T1 is a Golden Cupressaceae growing to the front of the property. It is approx. 10m tall would like to fell due to it starting to outgrow the area it has. T2 is a Yew tree to the side of the property would like to crown reduce 25-30% as has been done previously in order to maintain the tree in the existing space available to it

Recommendation: T1 Members consider that the Conifers provide a good presence and that it is unnecessary to fell one or any of them. T2 Members have no objection to the 25-30% crown reduction of the Yew tree.

[P210405/K - Works to Trees in a Conservation Area](#)

Cantilupe House 15 Alton Street Ross-on-Wye Herefordshire HR9 5NN
T1 and T2 are two mature Lime trees that have previously been managed as pollards. To reduce to approx. 2-3m below previous pruning work. The intention is to gradually re-instate the system of management that was previously being employed. Further reduction work to be done in approx.. 7-10 years under a separate application with the end result being a high pollard at a height somewhat above the original one

Recommendation: No objection

[P210404/K - Works to Trees in a Conservation Area](#)

Mulberry House Coach Lane Ross-on-Wye Herefordshire HR9 5AT
Proposed works to: T1 is a mature Mulberry to lightly thin/reduce canopy all over except towards neighbouring properties especially cutting back to give a clearance between side of building. The overall aim is to maintain a healthy canopy but to reduce weight on main limb structure due to large split that is present in main trunk. Tree has a cable brace holding two main stems together. T2 is Golden Cupressaceae adjacent to T1. To cut back lower canopy to edge of lawn in interests of good management. T3 is an Acer. To reduce 25% to maintain tree in existing available space

Recommendation: No objection

[P210403/K - Works to Trees in a Conservation Area](#)

Kiliguni Coach Lane Ross-on-Wye Herefordshire HR9 5AT
Proposed works to: T1 is a small Prunus growing in the rear garden of the property. It is near to and overhanging neighbouring property. It is of fairly poor form and growing close to the wall and boundary of property. Would like to fell. T2 is a Blue Atlantic Cedar standing in the front corner of the property. It is still

fairly young and has a tall central leader. Would like to reduce central leader to reduce risk of it breaking out in high winds as is the nature of this species. Also to cut back some of the longer laterals in particularly over adjacent lane.

Recommendation: T1 Members have no objection to the felling of the Prunus as it is of fairly poor form. T2 Members have no objection to the removal of the overhanging limb of the Cedar but suggest that the leader is retained.

[P210303/K - Works to Trees in a Conservation Area](#)

Goodrich Court Gloucester Road Ross-on-Wye Herefordshire HR9 5GD
Ornamental Flowering Cherry (Prunus cv.). Main growing point was damaged at some point, so side branch has become dominant. Tree has become side heavy and is noticeably becoming unstable during strong winds. Signs of bark deterioration/splitting at base of branch. Branch is located over car parking area for 21 Gloucester Road. Sympathetic removal of side branch back to just above nodal point on property boundary. Reduction to approx. 1m from main stem and allow for regrowth/regeneration. This will 'rebalance' the tree shape and hopefully return apical dominance to recovered central growing point

Recommendation: No objection

[P210231/K - Works to Trees in a Conservation Area](#)

Deanhill Park Sussex Avenue Ross-on-Wye Herefordshire
Proposed works to T1: Sorbus & Rowan - fell both to leave as near ground level as possible

Recommendation: No objection

[P210227/K - Works to Trees in a Conservation Area](#)

Long Acre Grass Land Wye Street Ross-on-Wye Herefordshire
Proposed works to T1: Thorn x 3 & Ash x 1 located at Long Acre. Reduce limb that is overhanging the thorn trees back to the main stem (Ash) and fell the three thorns to leave at ground level

Recommendation: No objection

[P210226/K - Works to Trees in a Conservation Area](#)

Land of vegetation Wilton Road Ross-on-Wye Herefordshire
Proposed works to T1: Weeping Willow located - located at Caroline Symonds Gardens - sectionally dismantle the overall crown down to leave at approx. the height of the lowest fork. Trunk to be left as a monolith. T2: Sycamores x 2 stems - located on bank of the gardens - fell to ground level

Recommendation: No objection

[P210225/K - Works to Trees in a Conservation Area](#)

Playground, Rope Walk Meadow Rope Walk Ross-on-Wye Herefordshire HR9 7BU
Proposed works to T1: Acer located in play area - reduce the two lower limbs by 3-4m pruning them back to good growth points or buds

Recommendation: No objection

P21/02#27

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

P21/02#28

Ross-on-Wye Design Guide

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

Nothing to report.

P21/02#29

Further Applications

Planning applications P210305 & P210249 were considered and extensions requested. The determination date of P204539 was after the next meeting, so Assistant Clerk agreed to contact the Tree Warden to see if a recommendation needed to be made using the power of delegated authority.

P21/02#30

Notifications

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

RESOLVED – to receive and note the decisions

P21/02#31

Ross Movement Strategy

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

Nothing to report.

Cllr P Cutter left the meeting at 7.55pm.

P21/02#32

Speed Indicator Device

To update members on the use of the SID and traffic report information. Assistant Clerk provided members with a SID report for January at one respective location (Ledbury Road).

Members remained concerned about the high level of speeds at the locations. Assistant Clerk will continue to send Insp James Ashton, Herefordshire Rural Safer Neighbourhoods Team, the SID reports and had done a press release for circulation on the Town Council website and to be put out on social media.

P21/02#33

Ross-on-Wye Neighbourhood Development Plan

To discuss the publicity required for the NDP referendum.

A discussion took place on ways of advertising the referendum. A social media campaign, banners to be displayed at the Market House, Old Chapel, Morrisons, John Kyrle High School, Tudorville Community Centre and outside Cllr J Uttings's house. Press releases in the Ross Gazette and Hereford Times and the use of a van/speaker going around the town on the day.

P22/02#34

Bridstow Neighbourhood Development Plan Regulation 16 submission

To receive the Bridstow NDP Regulation 16 submission for consultation and make any comments to Herefordshire Council by 17th March 2021.

Cllr J Roberts and Cllr I Gumm agreed to review the Bridstow NDP by 5th March 2021 and any comments would be submitted using the power of delegated authority.

P22/02#35

Wye Valley AONB power line undergrounding

To discuss whether to contact Hope Mansell, Walford and Weston-under-Penyard Parish Councils with a view to discussing if our four councils could work together to make a case for the undergrounding of lines between Coughton and Pontshill. After a discussion, it was agreed that Cllr J Roberts would contact Andrew Blake to see if this would be an appropriate course of action – and if so, Assistant Clerk would then contact the three councils for a further discussion.

P21/02#36

Correspondence

To receive the following correspondence:

i Herefordshire Council 2020-2025 Housing Land Supply Addendum and Housing Delivery Test Briefing Note – received and noted.

ii Ledbury Town Council (Market Towns Forum) – S106 Allocation meeting 1st April 2021 - Cllr J Roberts agreed to attend the meeting.

iii Herefordshire Sustainable Transport Group’s submission to the government’s call for evidence on future rural transport (a summary of finding document/press release) - received and noted.

iv TRO Scheme at Kent and Sussex Avenue – Will Wilson, ADL Traffic & Highways Engineering, had advised that the Formal Consultation stage was taking place and that on 4th March notices will be erected on site, posted to directly affected residents, advertised in the local press and be available on the Herefordshire Council website. The general public and Statutory Consultees will be given 3-4 weeks to issue any comments of support or concern regarding the scheme.

v Riverside Flats, Wye Street, Ross-on-Wye, HR9 7BX, Planning Permission 202391 Planning and Regulatory Committee to consider the application on 3rd March 2021 - Assistant Clerk to circulate details to all council members in case they wished to attend.

vi ‘In House’ Planning Training Session – Assistant Clerk to check with Lynda Wilcox of HALC to see if she is free to do a training session on 31st March 2021 – if so, this will be circulated to all council members to see if they would like to attend – training session to include the review of the NDP (how we go about doing it and implications of not doing it).

P21/02#37

Date of next Meeting and Items for Consideration

To confirm the date of the next scheduled meeting as 23rd March and propose any items for consideration.

Assistant Clerk confirmed the date of the next meeting as Tuesday 23rd March 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 8.20pm

Signed

Chairman

Date



Ross-on-Wye Town Council

Minutes of the Planning & Development Sub-Committee Meeting held on Tuesday 23 March 2021 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 Ravenscroft
Ex officio: Cllr J Utting

One local resident

In attendance: Amanda Barrett – Assistant Town Clerk

P21/03#38 Apologies For Absence

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

Cllr I Gumm

P21/03#39 Declarations Of Interest

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

None

P21/03#40 Dispensations

None

P21/03#41 Public Participation

The local resident spoke about planning application P210249/F and his concerns over the reduction in the space available to park and the fact that other garage owners have a right of way. Cllr J Utting informed him that property rights are a civil matter requiring legal advice and could not be considered as a material consideration.

P21/03#42 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 23rd February 2020.

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

RESOLVED – that the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 23rd February 2020 be signed as a correct record.

P21/03#43 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.

P21/03#44 Applications to be considered

To consider the following applications:

P210249/F - Planning Permission

Garage Court Lakeside Drive Ross-on-Wye Herefordshire
Erection of 2 additional single garages within existing garage court

Recommendation: Members object to the application for the following reasons:

- the layout does not allow for the safe use of car parking spaces
- there is no indication that Welsh Water has been informed of services - and that one of the garages would be built over a drain cover
- the loss of parking spaces will result in an increase in on-street parking and congestion in that area of the town
- the Tree Officer's report states that it is not compliant with policies LD1 & LD3 of the Herefordshire Core Strategy - and that construction will damage a mature lime tree by severing roots and compacting the rooting area.

The local resident left the meeting at 7.20pm

P210305/F – Planning Permission

Land at Chasewood Meadow Fernbank Road Ross-on-Wye Herefordshire HR9 5QG Proposed erection of 5 no. dwellings and associated works

Recommendation: Members object to the application for the following reasons:

- the lack of detail in respect of actual building construction
- the visual impact of any building construction on a sensitive site on a hillside
- Welsh Water response letter on water and drainage strategies that should accompany any future planning application
- lack of safe access for pedestrians walking into town - no pavements along Fernbank Road
- traffic circulation looks unrealistic in terms of space available for vehicles to manoeuvre
- if planning permission is granted then consideration should be given to siting smaller dwellings at the top of the hillside and larger dwellings at the bottom of the hillside in order to reduce the visual impact. Consideration should also be given to a sensitive design of dwellings in line with the requirements of the Ross-on-Wye Neighbourhood Development Plan.

P210397/FH - Full Householder

Corby Glade Weston Grove Ross-on-Wye Herefordshire HR9 5LU
Proposed construction of a block and brick detached garage with pitched roof

Recommendation: No objection

P210308/F - Planning Permission

7 Gloucester Road Ross-on-Wye Herefordshire HR9 5BU
Proposed relocation of the existing cellar cooler units and CO2 cylinders with retrospective first floor managers decked area with patio doors and balustrade to rear

Recommendation: Members object to this application in respect of the decked area with patio doors and balustrade to rear as it overlooks the neighbouring properties and so has a detrimental effect on them.

P210351/FH - Full Householder

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

Recommendation: No objection

P210950/F – Planning Permission

John Kyrle High School & Sixth Form Centre Ledbury Road Ross-on-Wye HR9 7ET
Proposed construction of a standalone three storey teaching block containing six science teaching laboratories, science lesson preparation room, staff office and ancillary spaces including WC's to facilitate a 1FE expansion with associated landscaping

Recommendation: Members are very supportive of this application and the capacity the new building will provide for the school. However, members have concerns about the design and colour scheme of the new building and the impact the north elevation will have on the landscape - as seen from the A40/A449 and Brampton Abbots. Ross NDP Planning Policy EN7 states that "Development proposals likely to affect Key Views should assess the effect of the proposals on the view(s) and demonstrate how any adverse impacts have been addressed". Members suggest that consideration is given to having a colour scheme that will reduce the impact and make it less obtrusive and suggest a "green" wall and roof with vegetation and planting. If a "green" wall is deemed impractical then less obtrusive colour schemes should be considered.

P210491/J - Works to trees covered by TPO

Land at Bernard Hackett Court Ross-on-Wye Herefordshire HR9 5YU
T1: Hornbeam- remove large overhanging tree limb and reduce the tree height

Recommendation: Members object to this application because the tree has a TPO on it as it is a magnificent tree of its type. We assume that the limb overhanging the boundary is causing issues, but it would mean removing almost half the tree and probably causing imbalance - reduction would be detrimental to the look of the tree. The tree appears to be in good order and healthy - to do the work suggested would obviate the TPO. On inspection of the tree one evening, bats were seen flying in and around the tree, therefore a bat survey should be carried out if any work is deemed to be needed as this is a legal requirement.

Stoney Stile Appeal

P193478/F - Planning Permission – Pending Appeal

Land off Middleton Avenue Ross-on-Wye Herefordshire
Demolition of stable out buildings and proposed residential development of 44 no. single and two storey dwellings with associated hard and soft landscaping

Cllr J Roberts to draft comments in order to address the arguments in the appeal application.

P21/03#45

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

P21/03#46 **Ross-on-Wye Design Guide**
To consider the development of a town Design Guide for adoption after the NDP Referendum.

Nothing to report.

P21/03#47 **Further Applications**
Planning applications P210676, P210662 & P210648 were considered and extensions requested.

P21/03#48 **Notifications**
To receive the notifications of decisions on planning applications on the attached list.

RESOLVED – to receive and note the decisions

P21/03#49 **Ross Movement Strategy**
To consider and update members on the progress of the Ross Movement Strategy

Nothing to report.

P21/03#50 **Speed Indicator Device**
To update members on the use of the SID and traffic report information. The Assistant Clerk provided members with a SID report for February at one respective location (Walford Road). Members remained concerned about the high level of speeds at the locations. The Assistant Clerk will continue to send Insp James Ashton, Herefordshire Rural Safer Neighbourhoods Team, the SID reports.

P21/03#51 **Ross-on-Wye Neighbourhood Development Plan**
To discuss the publicity required for the NDP referendum. The Assistant Clerk to speak to Town Clerk regarding the Tourism & Marketing Manager helping with the social media campaign including press releases in the Ross Gazette and Hereford Times and informing residents on how to apply for a postal vote. Banners to be displayed at the Market House, Old Chapel, Morrisons, John Kyrle High School, Tudorville Community Centre and outside Cllr J Utting's house.

P22/03#52 **Wye Valley AONB power line undergrounding**
To discuss whether to contact Hope Mansell, Walford and Weston-under-Penyard Parish Councils with a view to discussing if our four councils could work together to make a case for the undergrounding of lines between Coughton and Pontshill. It was agreed that the Assistant Clerk would email Andrew Blake informing him of the Council's support and asking him if there is anything the Council can do to help progress the undergrounding of lines.

P21/03#53 **Correspondence**
To receive the following correspondence:
i Resident's request for double yellow lines on Camp Road at Alton Avenue junction
All members, except for one abstention, supported the request for double yellow lines and the need to apply for a Traffic Regulation Order. Assistant Clerk to advise Cllr P Symonds and write to the resident informing him of the proposed action.
ii Response to Midlands Connect Refresh Strategy – noted.

- iii Hereford Transport Strategy Review – conclusion and next steps – no comment.
- iv Herefordshire Hampers – grant of a premises licence – noted.
- v Letter regarding Riverside Inn planning applications from Richard Ball Architect - Assistant Clerk to ask the Town Clerk to reply to the correspondence.
- vi Resident’s concerns over implementation of Covid Active Travel Measures – Cllr J Roberts to draft a response to the resident fully supporting his concerns and Assistant Clerk to forward the resident’s email to the Herefordshire Rural Safer Neighbourhoods Team and Cllr P Symonds for information and to find out when the travel measures finish.
- vii Herefordshire Council offer of four free cycle parking stands – Assistant Clerk to apply for the stands and Amenities Committee to decide where they should be sited – the Rope Walk was suggested with two at the Homs Road end car park and the other two at the Caroline Symonds gardens/bandstand.
- viii ‘In house’ Planning Training Session – 31st March – a reminder for all members of the sub-committee to attend the training session – Assistant Clerk to send out the meeting link.

P21/03#54

Date of next Meeting and Items for Consideration

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

Assistant Clerk confirmed the date of the next meeting as Tuesday 27th April 2021.

There being no further business the meeting closed at 8.30pm

Signed Chairman

Date



Ross-on-Wye Town Council

Minutes of the Planning & Development Sub-Committee Meeting held on Tuesday 27 April 2021 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 Ravenscroft
Ex officio: Cllr J Utting

One local resident

In attendance: Amanda Barrett – Assistant Town Clerk

P21/04#55 Apologies For Absence

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

P21/04#56 Declarations Of Interest

[Local Authorities \(Model Code of Conduct\)](#)
Cllr J Roberts declared an interest under other declarable interest/welfare in P211192/K as she has a personal association with the applicant.

P21/04#57 Dispensations

None

P21/04#58 Public Participation

None

P21/04#59 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 23rd March 2021.

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

RESOLVED – that the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 23rd March 2021 be signed as a correct record.

P21/04#60 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.

P21/04#61 Applications to be considered

To consider the following applications:

[P210662/F - Planning Permission](#)

Hill Farm, Communication Station T-Mobile Site
off Fernbank Road Ross-on-Wye HR9 5RU
Proposed installation of antennas, ground-based apparatus and ancillary development

Recommendation: No objections

[P210648/CD4 - Council Development Reg 4](#)

St Josephs Roman Catholic Primary School Walford Road Ross-on-Wye HR9 5AW
Proposed extension of external hard play area, following construction of new "pre-school" facility

Recommendation: Members have no objection to the extension of the play area but recommend the use of a permeable surface in order to provide better drainage. Members object to the trees being removed and note that a tree report has not been submitted

[P211318/AM - Non Material Amendment](#)

Land at Three Crosses Ross-on-Wye Herefordshire
Non-material amendment to planning permission 140684 (development of up to 290 dwellings, including affordable housing, public open space, access, landscaping, ground modelling and associated works). Substituting the approved Sidmouth house type for a Budleigh house type to create a new show home for the next phase of development

Recommendation: No objections

Having declared an interest Cllr J Roberts left the meeting at 7.35pm. Cllr D Ciolte then chaired the meeting to discuss the next planning application.

[P211192/K - Works to Trees in a Conservation Area](#)

Copsehurst The Avenue Ross-on-Wye Herefordshire HR9 5AW
Maple (T1) - Carefully fell in sections to as near ground level as possible.
Reason - Tree is in poor condition

Recommendation: Members object to the application as the tree is not considered to be in poor condition

Cllr J Roberts returned to the meeting at 7.40pm

[P211349/K - Works to Trees in a Conservation Area](#)

Rose Cottage Cawdor Ross-on-Wye Herefordshire HR9 7DL
T1 Apple tree, reduce by 1.5-2m and shape.
T2 Cherry tree, fell and remove all wood and brash

Recommendation: Members support T1 to reduce and shape the apple tree but object to T2 to fell the cherry tree as the tree looks in good condition and should only have some reductive pruning

[P210799/K - Works to Trees in a Conservation Area](#)

Kyrle House 41 Edde Cross Street Ross-on-Wye Herefordshire HR9 7BZ
Proposed works to T1 Ash - Remove. Reason - Clay shrinkage subsidence damage at subject property

Recommendation: Members have no objection - based on the technical evidence showing that the ash tree is contributing to the subsidence damage of the property

[P211322/J - Works to trees covered by TPO](#)

Merrivale House Merrivale Lane Ross-on-Wye Herefordshire HR9 5JL
Proposed works to T1 - Beech tree TPO sympathetic pruning to reduce overhang and clear castle structure and house to gain 3-4 m clearance

Recommendation: No objections

[P211312/K - Works to Trees in a Conservation Area](#)

St Josephs Roman Catholic Primary School Walford Road Ross-on-Wye HR9 5AW
Proposed works to 2 x Sycamore on boundary of school as it is hanging over garden of 5 Penrice Mews. Trees to be sympathetically pruned back behind boundary to gain more light to neighbouring property

Recommendation: No objections

[P211214/K - Works to Trees in a Conservation Area](#)

Merrivale Place The Avenue Ross-on-Wye Herefordshire HR9 5AW
T1 - Tree is pushing over wall and gate, lifting tarmac on drive. Resurface of drive needed

Recommendation: Members object to the application as there is no observable movement to the wall and gates – there is a lifting of tarmac on a path but this does not justify the felling of this magnificent conifer

P21/04#62

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

P21/04#63

S106 – Review of allocation of Funds

To review the allocation of funds in respect of intended road improvements at the junction of Copse Cross Street

Assistant Clerk to contact Yvonne Coleman regarding the road improvements (raised kerb or other means to prevent cars going onto the pavement and so increase pedestrian safety) to confirm the S106 allocation of funds and find out when the improvements are going to take place as they should be considered as a priority scheme.

P21/04#64

Ross-on-Wye Design Guide

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

Nothing to report.

- P21/04#65** **Further Applications**
Planning applications P211114, P211115, P211147, P211355 & P211023 were considered and extensions requested.
- P21/04#66** **Notifications**
To receive the notifications of decisions on planning applications on the attached list.
- RESOLVED – to receive and note the decisions**
- P21/04#67** **Ross Movement Strategy**
To consider and update members on the progress of the Ross Movement Strategy
- Nothing to report.
- P21/04#68** **Speed Indicator Device**
To update members on the use of the SID and traffic report information. Assistant Clerk provided members with a SID report for March at one respective location (Archenfield Road). Although the V85 (85% of vehicles) was lower this month (34mph), members remained concerned about the high level of speeds at the locations. Assistant Clerk will continue to send Insp James Ashton, Herefordshire Rural Safer Neighbourhoods Team, the SID reports.
- P21/04#69** **Ross-on-Wye Neighbourhood Development Plan**
To discuss the publicity required for the NDP referendum. Assistant Clerk to speak to Town Clerk regarding the Tourism & Marketing Manager continuing to help with the social media campaign in order to remind residents to vote on 6th May 2021, inform them of the location of the polling stations and the fact that they do not need to take their polling cards.
- P21/04#70** **Correspondence**
To receive the following correspondence:
- i Ross & District Community Land Trust – members gave full support to the proposal of forming a CLT to provide affordable homes and Cllr P Cutter expressed an interest in representing Ross Town Council on the Steering Group. Assistant Clerk to ask Town Clerk to place this recommendation on the Agenda of the next Management Committee meeting on 5th May (under representatives on outside bodies) or the next Full Council meeting.
 - ii Mineral & Waste Local Plan Consultation – Cllr J Utting to review consultation.
 - iii Herefordshire Payphone Consultation – members objected to the removal of the payphone on Brampton Street as it was on a school route for John Kyrle High School and should remain available for use particularly by children. Assistant Clerk to notify Herefordshire Council.
 - iv On-Street Electric Vehicle Charging Points – members recommended that Herefordshire Council should place an even spread of charging points all over the town centre (particularly where there are no driveways or connection points).
 - v TPO 646 confirmed document/plan for Norway Maple at Watson Car Park (by Church Row/Church Street).

vi Affordable Housing Delivery 2020-2021 – Land East of A40 Legal & General Homes/8 affordable housing – 6x2 bed affordable rent & 2x3 bed shared ownership. Total of 229 affordable dwellings for residents of Herefordshire.

vii Kent and Sussex Avenue TRO scheme update – ADL & BB to undertake Traffic Surveys which include a turning count survey at the junction of Alton Street and Kent Avenue, on Kent Avenue (southwestern arm) and Sussex Avenue (northern arm) – to provide a clear picture of current volume, speed and classification of vehicles on the roads and to offer an insight into the potential impact of the scheme on the junction of Alton Street and Walford Road.

viii Herefordshire Council offer of four free cycle parking stands – Assistant Clerk had applied for the stands but due to high demand had been informed that RTC was on a waiting list - Amenities Committee to be informed.

P21/04#71

Date of next Meeting and Items for Consideration

To confirm the date of the next scheduled meeting as 25th May and propose any items for consideration.

Assistant Clerk confirmed the date of the next meeting as Tuesday 25th May 2021.

There being no further business the meeting closed at 8.30pm

Signed Chairman

Date



Ross-on-Wye Town Council

Minutes of the Planning & Development Sub-Committee Meeting held on Tuesday 25 May 2021 at 7.00pm at The Larruperz Centre, Grammar School Close, Ross-on-Wye, HR9 7QD

Present: Councillors: Cllr J Winder (Chair), Cllr D Ciolte, Cllr D Ravenscroft

In attendance: Amanda Barrett – Assistant Town Clerk
Helen Holmes

P21/05#72 Apologies For Absence

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

Cllr P Cutter, Cllr I Gumm, Cllr J Roberts and Cllr J Utting

RESOLVED – To accept the apologies given.

P21/05#73 Declarations Of Interest

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

Cllr D Ravenscroft declared a Schedule 2 interest in P211355/F as he has been involved with the management of the Sea Cadets.

P21/05#74 Dispensations

None

P21/05#75 Public Participation

None

P21/05#76 Election of Deputy Planning & Development Sub-Committee Chairman

Proposed: Councillor Winder

Seconded : Councillor Ravenscroft

RESOLVED – that Cllr D Ciolte should be appointed Deputy Chairman of the Sub-Committee.

P21/05#77 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 April 2021.

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

RESOLVED – that the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 27th April 2021 be signed as a correct record.

P21/05#78 Outstanding Actions

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

Noted

P21/05#79 Applications to be considered

To consider the following applications:

[P211445/F - Planning Permission](#)

51 Edde Cross Street Ross-on-Wye Herefordshire HR9 7BZ
Proposed change of use of building to Class E

Recommendation: No objection

[P211533/FH - Full Householder](#)

9 Tudor Street Ross-on-Wye Herefordshire HR9 5PS
Proposed single storey rear extension

Recommendation: No objection

[P211299/V - Certificate of Lawfulness \(CLOPD\)](#)

2 Ventrillo Sixth Avenue Greytrees Ross-on-Wye Herefordshire HR9 7HJ
Certificate of lawfulness for proposed conversion of garage into a habitable space

Recommendation: No objection

[P211819/K - Works to Trees in a Conservation Area](#)

The Cleeve Cleeve Lane Ross-on-Wye Herefordshire HR9 7TB
Tree work required for reasons outlined as follows: T1 - Silver Birch on left of drive with dead top is and tree overall is in poor health and almost dead. T2 - Hazel and Thorn on left and Sycamore on right of drive requires crown lift to allow access over the drive – it is currently difficult for the local bin lorry. T3 - Pollard the Acacia on left of drive as this is rotten/dead. T4 - 2 x Conifers in rear right garden next to shed - reduce to 20ft to maintain height and allow for more light. All tree work will be carried out by a professional tree arborist to BS3998 standards

Recommendation: Members had no objections to the tree works to T1, T2 and T3 but objected to the tree work to T4 as it would be a shame to reduce the height of the two Conifers to 20ft.

[P211224/F - Planning Permission](#)

Palma Court 27 Brookend Street Ross-on-Wye Herefordshire HR9 7EE
Proposed conversion of first floor HMO (house in multiple occupation) to 10 flats

Recommendation: Members had no objection but wished the Conditions and Advisory Notes made by Welsh Water to be taken into account

[P211164/F - Planning Permission](#)

Unit 3 Chase Industrial Estate Alton Road Ross-on-Wye Herefordshire HR9 5WA
Change of use for Unit 3 in 2016 From a B1/B2 Category Status to D2 for my non music focused Fitness Studio. Now re-applying to keep the D2 status for another five years from February 2022

Recommendation: No objection

P211023/F - Planning Permission

Abandoned Railway Embankment Broadmeadows Industrial Estate Ross-on-Wye Herefordshire HR9 7AQ

Proposed engineering works to facilitate the levelling of the railway embankment to provide an access road between land to the north and land to the south of the embankment; the creation of a concrete pad in the southern slope of the railway embankment; and the siting of two cabins on the proposed and existing concrete pads

Recommendation: No objection

P211147/RM - Approval of Reserved Matters

Hildersley Farm A40 Hildersley to Weston Under Penyard Herefordshire HR9 7NW
Reserved matters following outline approval 150930 (proposed development of approximately 212 dwellings including affordable housing, public open space and associated works). Footpath and Cycle link to town trail

Recommendation: Objection - due to the reasons stated in the objection made by the Ministry of Defence

P211296/L - Listed Building Consent

3 Copse Cross Street Ross-on-Wye Herefordshire HR9 5PD

Proposed replacement of single storey rear extension & alterations

P211295/FH - Full Householder

3 Copse Cross Street Ross-on-Wye Herefordshire HR9 5PD

Proposed replacement of single storey rear extension & alterations

Recommendation: No objection – subject to the Building Conservation comments/need for a bat survey (made by Nick Joyce)

P211355/F - Planning Permission

Ross-on-Wye and Monmouth Sea Cadets Homs Road Ross-on-Wye HR9 7DE

Proposed pre-fabricated unit

Members were unable to make any recommendation as the land is owned by the Town Council.

P21/05#80

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

P21/05#81

Ross-on-Wye Design Guide

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

Nothing to report.

P21/05#82

Further Applications

Planning applications P211441 was considered and extensions requested.

P21/05#83

Notifications

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

RESOLVED – to receive and note the decisions

P21/05#84

Ross Movement Strategy

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

Nothing to report.

P21/05#85

Speed Indicator Device

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

Assistant Clerk provided members with a SID report for April at one respective location (Hildersley).

The V85 (the average speed of 85% of traffic) was 44mph - members remained concerned about the high level of speeds at the locations.

Assistant Clerk will continue to send Insp James Ashton, Herefordshire Rural Safer Neighbourhoods Team the SID reports.

P21/05#86

Ross-on-Wye Neighbourhood Development Plan

To discuss the outcome of the NDP referendum.

Assistant Clerk reported on the success of the referendum – 2,036 votes for the Plan (84.1%) and 386 votes against the Plan (15.9%) and the Commendation (runner-up) for Excellence in Plan Making Practice at the National Royal Town Planning Institute 2021 Awards.

There would now be a need to make sure that the provisions of the Plan are applied to new planning applications – and a need to review the Plan in the next few years.

P21/05#87

Correspondence

To receive the following correspondence:

i Ross-on-Wye Angling Club – Phosphate Pollution

Assistant Clerk to respond to the email received from Rob Leather confirming that we share his concerns regarding the phosphate levels in the town waters, the need to create a wider awareness and address the problem. Assistant Clerk to refer the matter to Full Council for further comment.

ii Herefordshire Council – We want your views on housing in Herefordshire

No response at this stage as still awaiting the publication of the Housing Market Area Needs Assessment due in May – consultation period end date of 11th June noted.

P21/05#88

Date of next Meeting and Items for Consideration

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

Assistant Clerk confirmed the date of the next meeting as Tuesday 22nd June 2021.

There being no further business the meeting closed at 8.30pm

Signed Chairman

Date



Ross-on-Wye Town Council

Minutes of the Planning & Development Sub-Committee Meeting held on Tuesday 22 June 2021 at 7.00pm at St Mary's Church Hall, Ross-on-Wye, HR9 5HR

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

In attendance: Amanda Barrett – Assistant Town Clerk

P21/06#89 Apologies For Absence
[Local Government Act 1972 s85 \(1\)](#)
Cllr J Winder
RESOLVED – to accept the apologies given

P21/06#90 Declarations Of Interest
[Local Authorities \(Model Code of Conduct\)](#)
None

P21/06#91 Dispensations
None

P21/06#92 Public Participation
None

P21/06#93 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 25th May 2021.
[LGA 1972, Sch 12 para41 \(1\)](#).

RESOLVED – that the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 25th May 2021 be signed as a correct record

P21/06#94 Town Clerk's Delegated Powers
[Local Government Act 1972 s101](#)
Matters dealt with under delegated powers since the last meeting
i Notice of application of variation of premises licence – Ross-on-Wye RFC
A change of licencing hours for live music/recorded music, sale/supply of alcohol had been noted and accepted under delegated powers.

P21/06#95 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.

P21/06#96

Applications to be considered

To consider the following applications:

[P212152/PA3 - \(Part 3\) Class M - Prior Approval](#)

Wye Valley Chambers, Alcedonia Hair & Beauty Edde Cross Street Ross-on-Wye HR9 7BZ

Notification for prior approval for change of use from hairdressers and beauty salon to C3 dwelling house

Recommendation: Members support the application as it is outside of the main town centre

[P211747/F - Planning Permission](#)

Crossways Sussex Avenue Ross-on-Wye HR9 5AJ

Proposed erection of one, two-bedroom bungalow and one garage for existing property. Construction of new vehicular access and access drive

Recommendation: Members support the application as the proposed development has regard to the character of the area, is well related and appropriate in height, scale, mass and form to the existing property and respects the character, appearance and safety of the existing property. Application supports RNDP Planning Policy EN4: Infill and Backland Development

[P212030/RM - Approval of Reserved Matters](#)

Land at rear of Tudorville Post Office Walford Road Ross-on-Wye Herefordshire HR9 5PY Application for approval of reserved matters following outline approval ref 192811

Recommendation: Members have no objection

[P211728/FH - Full Householder](#)

Clive Camp Road Ross-on-Wye Herefordshire HR9 5NJ

Proposed rear extension and alterations

Recommendation: Members have no objection

[P211658/L - Listed Building Consent](#)

1 Copse Cross Street Ross-on-Wye Herefordshire HR9 5PD

Proposed replacement windows and stucco render. Reordering of first floor studio flat, Flat 3

Recommendation: Members support the application as it includes the renovation of the property

[P211441/O - Outline](#)

2 The Shrubbery Ross-on-Wye Herefordshire HR9 5BE

Outline application for two dwellings with all matters reserved

Recommendation: Members object to the application as it does not have regard to the character of the surrounding area and does not reflect the density, form or pattern of existing development. Members also note highways concerns/need for additional information and the fact that there is evidence of the area being a natural habitat for hedgehogs. Application does not support RNDP Planning Policy EN4: Infill and Backland Development

[P211347/FH - Full Householder](#)

36 Eastfield Road Ross-on-Wye Herefordshire HR9 5JZ

Revision of roof and re-ordering to form kitchen, W.C. & utility room

Recommendation: Members have no objection

Cllr P Cutter left the meeting at 7.45pm.

P21/06#97

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

P21/06#98

Ross-on-Wye Neighbourhood Development Plan Adoption

To note that the Ross-on-Wye Neighbourhood Development Plan had been made/adopted and forms part of the statutory Development Plan for Herefordshire.

Members noted the adoption of the Ross-on-Wye Neighbourhood Development Plan and the need to make sure that the provisions of the Plan are applied to planning applications.

P21/06#99

Ross-on-Wye Design Guide

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

Nothing to report.

P21/06#100

Further Applications

Planning applications P212026, P212039, P212015, P211896 & P212073 were considered and extensions requested.

P21/06#101

Notifications

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

RESOLVED – to receive and note the decisions

Members discussed the fact that there was a need to monitor the outcome of planning decisions in relation to the comments made about the same planning applications by Ross Town Council. It was agreed that this should be an agenda item at the next meeting.

P21/06#102

Ross Movement Strategy

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

Nothing to report - Cllr P Symonds to chase up the progress of the final version for public consultation.

P21/06#103

Speed Indicator Device

To update members on the use of the SID and traffic report information. Assistant Clerk provided members with a SID report for May at one respective location (Ledbury Road).

The V85 (the average speed of 85% of traffic) was 36mph - members remained concerned about the high level of speeds at the locations.

Assistant Clerk will continue to send Insp James Ashton, Herefordshire Rural Safer Neighbourhoods Team the SID reports.

P21/06#104

Correspondence

To receive the following correspondence:

i P193478 Land off Middleton Road, Ross-on-Wye – hearing on 29th June 2021
Assistant Clerk to email Cllr L Stark and request that he attend and speak at the hearing – members have concerns over the erosion of the legitimacy of the work of the RNDP should an appeal be won.

ii Environmental Permitting application – Ballytherm (UK) Ltd Netherton Road Overross Industrial Estate Ross-on-Wye HR9 7QQ – application noted.

iii Section 106 Town/Parish Wish List – correspondence noted and review of Planning Obligations Policy/Wish List to be on placed on the July meeting agenda.

P21/06#105

Date of next Meeting and Items for Consideration

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

Assistant Clerk confirmed the date of the next meeting as Tuesday 20th July 2021.

There being no further business the meeting closed at 8.05pm

Signed Chairman

Date



Ross-on-Wye Town Council

Minutes of the Planning & Development Sub-Committee Meeting held on Tuesday 20th July 2021 at 7.00pm at The Corn Exchange, High Street, Ross-on-Wye, HR9 5HL

Present: Councillors: Cllr J Winder (Chair), Cllr D Ciolte, Cllr P Cutter, Cllr D Ravenscroft,
Ex officio: Cllr J Utting
In attendance: Amanda Barrett – Assistant Town Clerk

- P21/07#106** **Apologies for Absence**
[Local Government Act 1972 s85 \(1\)](#)
Cllr I Gumm, Cllr J Roberts
RESOLVED – to accept the apologies given
- P21/07#107** **Declarations Of Interest**
[Local Authorities \(Model Code of Conduct\)](#)
None
- P21/07#108** **Dispensations**
None
- P21/07#109** **Public Participation**
None
- P21/07#110** **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 22nd June 2021.
[LGA 1972, Sch 12 para41 \(1\)](#).
RESOLVED – that the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 22nd June 2021 be signed as a correct record
- P21/07#111** **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.
- P21/07#112** **Applications to be considered**
To consider the following applications:

[P212341/F - Planning Permission](#)
Ross Spur Service Area (Northbound) A449 Overcross Roundabout to M50 Junction 4 Ross-on-Wye Herefordshire HR9 7QJ
Proposed change of use to well-being centre

Recommendation: Members support the application as it supports RNDP Objective 3: Protect, enhance, and diversify the local economy, Planning Policy E1: New employment development

P212304/FH - Full Householder

Edenhurst Gloucester Road Ross-on-Wye Herefordshire HR9 5NA
Extension of existing garage by approx. 3mts and change of flat roof to pitched roof. Retrospective

Recommendation: Members have no objection

P211808/L - Listed Building Consent

13 Wye Street Ross-on-Wye Herefordshire HR9 7BX
Proposed new terraced timber decking and handrail with structural works to support and consolidate earth works, brick pier and stone wall

Recommendation: Members have no objection

P211807/F - Planning Permission

13 Wye Street Ross-on-Wye Herefordshire HR9 7BX
Proposed new terraced timber decking and handrail with structural works to support and consolidate earth works, brick pier and stone wall

Recommendation: Members have no objection

P212312/L - Listed Building Consent

Malvern House 1 Wye Street Ross-on-Wye HR9 7BX
Proposed conversion of existing 2 flats into 4 flats

Recommendation: Members have no objection but have concerns about the limited car parking in the street and the fact that the application has no provision for cycle storage

P212311/F - Planning Permission

Malvern House 1 Wye Street Ross-on-Wye HR9 7BX
Proposed conversion of existing 2 flats into 4 flats

Recommendation: Members have no objection but have concerns about the limited car parking in the street and the fact that the application has no provision for cycle storage

P212309/FH - Full Householder

The Graig Ashfield Crescent Ross-on-Wye Herefordshire HR9 5PH
Proposed extensions and alterations

Recommendation: Members have no objection

P212308/FH - Full Householder

Summerfield Second Avenue Greytree Ross-on-Wye Herefordshire HR9 7HT
Proposed garage conversion and link corridor entrance

Recommendation: Members have no objection

P212303/FH - Full Householder

64 Park Walk Ross-on-Wye Herefordshire HR9 5LW
Proposed first floor extension to rear and side

Recommendation: Members have no objection

[P212336/FH - Full Householder](#)

98 Roman Way Ross-on-Wye Herefordshire HR9 5UY
Proposed first floor extension

Recommendation: Members have no objection

[P212056/F - Planning Permission](#)

Ross Rowing Club, Boat House Rope Walk Ross-on-Wye Herefordshire HR9 7BU
Proposal to repair existing river steps and addition of new access for disabled rowers and canoeists. (Registered Community Amateur Sports Club)

Recommendation: Members support the application as it safeguards existing facilities and provides new facilities. It supports RNDP Objective 5: Protect, enhance, and diversify the town's social and cultural assets, Planning Policies SC1: Retaining community facilities and SC2: New community facilities

[P212240/FH - Full Householder](#)

9 Corpus Christi Lane Ross-on-Wye Herefordshire HR9 7AE
Proposed two storey rear extension & alterations

Recommendation: Members object to the application as it is not considered to be of good design or make a positive contribution to the character of Ross (also see N Joyce's building conservation comments). It does not support RNDP Objective 1: Protect and enhance all aspects of the environment, Planning Policy EN1: Ross design policy

[P212143/F - Planning Permission](#)

Land Adjacent to Chase View Veterinary Clinic A40 Hildersley to Weston Under Penyard Hildersley Herefordshire
Construction of single storey detached 3-bedroom bungalow with associated garage and landscaping

Recommendation: Members support the application provided Welsh Water, transportation and drainage conditions are accepted. It supports RNDP Objective 2: Provide new housing

[P212053/FH - Full Householder](#)

Tenby Camp Road Ross-on-Wye Herefordshire HR9 5NJ
Two storey rear extension

Recommendation: Members have no objection

[P212454/L - Listed Building Consent](#)

Telford House 46 New Street Ross-on-Wye Herefordshire
Alterations and repairs associated with change of use of redundant commercial premises to a single dwelling house

Recommendation: Members support the application as it provides new housing in the town centre. It supports RNDP Objective 1: Protect and enhance all aspects of the environment/Planning Policy EN1: Ross design policy and Objective 2: Provide new housing/Planning Policy H3: Town centre housing

[P212026/F - Planning Permission](#)

Telford House 46 New Street Ross-on-Wye Herefordshire

Change of use of commercial business premises (Class E) to a single dwelling (Class C3) together with associated alterations and repairs

Recommendation: Members support the application as it provides new housing in the town centre. It supports RNDP Objective 1: Protect and enhance all aspects of the environment/Planning Policy EN1: Ross design policy and Objective 2: Provide new housing/Planning Policy H3: Town centre housing

P211896/FH - Full Householder

Springbank Archenfield Road Ross-on-Wye Herefordshire HR9 7TA
Proposed demolition and replacement of a single storey extension

Recommendation: Members have no objection

P212039/FH - Full Householder

102 Verschoyle Gardens Ross-on-Wye Herefordshire HR9 7HQ
Proposed single storey extension

Recommendation: Members have no objection

P212368/AM - Non-Material Amendment

Aldi Brookend Street Ross-on-Wye Herefordshire HR9 7EG
Proposed non-material to planning permission 200297 (Application for variation of condition 29 of planning permission 131380/F Construction of a Class A1 retail food store (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) - To amend description as follows:- Application for variation of condition 29 of planning permission 131380/F (Construction of a Class A1 retail food store (1,506 sqm gross) with associated parking, landscaping, and access) - to remove reference to delivery hours from description

Recommendation: Members object to the application to remove the reference to delivery hours from the description in order to allow the store to receive deliveries from 0700 hours Sundays, Bank and Public Holidays – this will create issues around noise and disturbance in the area early in the morning

P212528/RM – Approval of Reserved Matters

Land east of A40, Ross-on-Wye, Herefordshire, HR9 6GX
Variation of condition 1 of permission 194045 (Reserved matters following outline approval 140684/O. A re-plan of 56 dwellings) - direct plot substitution of 39 units matching bedroom mix of 2, 3 & 4 bed units to the approved

Recommendation: Members have no objection

P212533/K - Works to Trees in a Conservation Area

Thrushes Nest Rope Walk Ross-on-Wye Herefordshire HR9 7BU
T1 & T2 Ash (marked) and Holly on wall at rear of house, over Rope Walk - fell. T3 1 x Ash and scrub along Rope Walk wall - fell. All growing on top of wall over Rope Walk pushing structure of wall over. T4 Laurel nearest house, on left of drive - pollard to 4ft, overgrown on drive and blocking light to house and patio. T5 Conifers on right of house - reduce to old cuts and hedge trim 1 side nearest house, overgrown hedge works to control growth. T6 & T7 2 Yews at rear of house, either side of path - reduce by half and shape with hedge trimmer, formal shape of trees to control growth

Recommendation: Members have no objection except that T6 is not a Yew but is a Weeping Ash and should not be pruned

P212517/K - Works to Trees in a Conservation Area

West View Lodge Walford Road Ross-on-Wye Herefordshire HR9 5PQ
Conifers on right of drive to be reduced by a third and hedge trim, to control as a hedge and reduce overhang over shed. Bay tree in rear right of garden, reduce to 5-6ft and hedge trim sides hard and shape, to control size to 6ft as very small rear garden

Recommendation: Members have no objection

P212577/K - Works to Trees in a Conservation Area

Land at Kyrle Place Ross-on-Wye Herefordshire HR9 7RW
Tree on communal land in front of 8 Kyrle Place - reduce and crown lift to 3m.
Tree in front of 6-7 - fell. Trees in car park - reduce silver birch and then crown lift to 3.5m over car park

Recommendation: Members have no objection to work on the Silver Birch and the Shumach but object to works on the Hornbeams

Assistant Clerk to email Oliver Kaye, the Tree Officer at Herefordshire Council, regarding the works to trees and express the concern of the sub-committee that the views of our Tree Warden are taken into account when considering the applications.

P21/07#113

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

P21/07#114

Planning Obligations Policy

To perform the six-monthly review of the Planning Obligations Policy/Wish List

The wish list was reviewed by members and left unchanged – it was agreed that a push was needed to make sure Section 106 Planning Obligations monies is spent according to the list.

P21/07#115

Ross-on-Wye Design Guide

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

To be discussed at the September meeting.

P21/07#116

Further Applications

Planning applications P212579 & P212556 were considered, and extensions requested.

P21/07#117

Notifications

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

RESOLVED – to receive and note the decisions

Members agreed that where a reference to the RNDP is made on planning application comments there is a need to check the HC decision and outcome of

those applications.

Appeal decision P193478 Land off Middleton Road, Ross-on-Wye – appeal allowed and planning application granted

Cllr J Utting agreed to draft a letter on behalf of the sub- committee to be circulated for comment and then sent to the Inspector, Herefordshire Council, Secretary of State, local MP and the Ross Gazette expressing the sub-committee disappointment over the decision.

Cllr P Cutter left the meeting at 8.00pm.

P21/07#118

Ross Movement Strategy

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

Nothing to report.

P21/07#119

Speed Indicator Device

To update members on the use of the SID and traffic report information. Assistant Clerk provided members with a SID report for June at one respective location (Walford Road).

The V85 (the average speed of 85% of traffic) was 37mph - members remained concerned about the high level of speeds at the locations.

Assistant Clerk will continue to send Insp James Ashton, Herefordshire Rural Safer Neighbourhoods Team the SID reports.

P21/07#120

Balfour Beatty/Herefordshire Council review of emergency Active Travel Measures and proposal to remove the warning signage

Members agreed that due to the cost of £8,000 - £10,000 to apply for Traffic Regulations Orders in order to request a permanent 20mph speed zone in the town, that any decision to implement this should be left to Herefordshire Council.

P21/07#121

Correspondence

To receive the following correspondence:

i Proposed public path diversion order – footpath number WA19 (part) - Members had no objection to the proposal – Assistant Clerk to inform the agent.

ii TRO investigations at Kent and Sussex Avenue – still awaiting surveys update.

P21/07#122

Date of next Meeting and Items for Consideration

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

Assistant Clerk confirmed the date of the next meeting as Tuesday 17th August 2021.

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 17th August 2021 at 7.00pm

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

Present: Councillors: Cllr J Winder (Chair), Cllr I Gumm, Cllr D Ravenscroft, Cllr J Roberts
Ex officio: Cllr J Utting

In attendance: Amanda Barrett – Assistant Town Clerk
Sarah Robson – Town Clerk

P21/08#123 Apologies for Absence
[Local Government Act 1972 s85 \(1\)](#)
Cllr D Ciolte, Cllr P Cutter
RESOLVED – to accept the apologies given
Absent – Cllr M Setchfield

P21/08#124 Declarations Of Interest
[Local Authorities \(Model Code of Conduct\)](#)
None

P21/08#125 Dispensations
None

P21/08#126 Public Participation
None

P21/08#127 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 20th July 2021.
[LGA 1972, Sch 12 para41 \(1\)](#).

RESOLVED – that the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 20th July 2021 be signed as a correct record

P21/08#128 Outstanding Actions
To receive, review and agree priorities in relation to outstanding actions.

Appeal decision P193478 Land off Middleton Road, Ross-on-Wye – appeal allowed and planning application granted

Cllr J Utting had drafted a letter to be sent to the Inspector - Philip Major, and copied to Robert Jenrick - Secretary of State for Housing Communities and Local Government, Jesse Norman MP, Herefordshire Council Head of Planning – Kevin Bishop, Herefordshire Council Director of Portfolio – Liz Harvey and the Ross Gazette - expressing the sub-committee's disappointment over the decision. All members were in agreement and the Town Clerk agreed to issue the letter.

Herefordshire Payphone Consultation

Assistant Clerk had received an email from Herefordshire Council, confirming that they had notified BT and Secretary of State of the objection to the removal of six phone boxes in the County, including the one on the school route in Ross town.

P21/08#129

Applications to be considered

To consider the following applications:

[P212325/FH - Full Householder](#)

2 Alton Grove Alton Street Ross-on-Wye Herefordshire HR9 5NW
Proposal to drop the kerb and car parking bay at front of house

Recommendation: Members have no objection

[P212807/CD4 - Council Development Reg 4](#)

St Joseph's Roman Catholic Primary School Walford Road Ross-on-Wye HR9 5AW
Proposed single-storey extension to detached hall building, to create 2 no. additional classrooms

Recommendation: Members support the application provided that the proposed single-storey extension to create two additional classrooms is to improve the facilities for existing pupils and not for additional pupils. Members support the highway comments and request for further information

[P212820/FH - Full Householder](#)

25 Roman Way Ross-on-Wye Herefordshire HR9 5RL
Proposed two storey side extension and new front porch

Recommendation: Members have no objection

[P212724/FH - Full Householder](#)

Merrivale Place The Avenue Ross-on-Wye Herefordshire HR9 5AW
Proposed garage and store

Recommendation: Members have no objection

[P212714/F - Planning Permission](#)

Foxglove, Annexe Cleeve Lane Ross-on-Wye Herefordshire HR9 7TB
Proposed demolition of existing annexe and erection of a new single storey dwelling

Recommendation: Members have no objection

[P212556/FH - Full Householder](#)

South Gate Tudor Street Ross-on-Wye Herefordshire HR9 5PS
Proposed raising of roof to form attic room, first floor and ground floor extensions

Recommendation: Members have no objection to the application but note the concerns of the neighbour regarding the issues of overlooking/loss of privacy and noise and disturbance from the building scheme

P21/08#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

- P21/08#131** **Planning Obligations Policy – S106 monies**
To consider whether St Joseph’s Primary School future expansion/construction costs should be added to the Wish List.
- Assistant Clerk had received an email from a School Governor of St Joseph’s Primary School requesting that their future expansion/construction costs be included on the Wish List. Members agreed that this was something that should not be included and that the school should approach Herefordshire Council for funding support.
- P21/08#132** **Ross-on-Wye Design Guide**
To consider the development of a town Design Guide for adoption after the NDP Referendum.
To be discussed at the September meeting.
- P21/08#133** **Further Applications**
Planning applications P213028, P213010, P213009, P213008, P212925, P213137, P213135, P213095 were considered, and extensions requested.
- P21/08#134** **Notifications**
To receive the notifications of decisions on planning applications on the attached list.
RESOLVED – to receive and note the decisions
- P21/08#135** **Ross Movement Strategy**
To consider and update members on the progress of the Ross Movement Strategy
- Nothing to report.
- P21/08#136** **Speed Indicator Device**
To update members on the use of the SID and traffic report information.
Assistant Clerk provided members with a SID report for July at one respective location (Archenfield Road).
The V85 (the average speed of 85% of traffic) was 36mph. Assistant Clerk had sent Insp James Ashton, Herefordshire Rural Safer Neighbourhoods Team the SID report.
- P21/08#137** **Strategic Housing Provision**
To consider the Housing Market Area Needs Assessment final report and the Herefordshire Council briefing note on the five-year housing land supply.
- Members noted the details of the report and briefing note.
- P21/08#138** **Correspondence**
To receive the following correspondence:
i NALC online event – Making rural housing more affordable 17th November 2021
Cllr J Winder confirmed that he would like to attend the online event.
- P21/08#139** **Date of next Meeting and Items for Consideration**
Assistant Clerk confirmed the date of the next meeting as Tuesday 14th September 2021.
There being no further business the meeting closed at 8.05pm



Ross-on-Wye Town Council

Minutes of the Planning & Development Sub-Committee Meeting held on Tuesday 14th September 2021 at 7.00pm at St Mary's Church, Ross-on-Wye

Present: Councillors: J Winder (Chair), I Gumm, D Ravenscroft, J Roberts
In attendance: Sarah Robson – Town Clerk

There were fifteen members of the public in attendance

P21/09#140 Apologies for Absence

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

Councillors P Cutter and J Utting

RESOLVED – to accept the apologies given

Absent – Councillors D Ciolte and M Setchfield

P21/09#141 Declarations Of Interest

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

None

P21/09#142 Dispensations

None

P21/09#143 Public Participation

Three residents of St Mary's Garden Village spoke on behalf of those present to object about the Planning Applications received to erect a McDonalds drive thru and associated signage. There was a consensus of opinion that felt the application was contrary to the Ross NDP for a variety of reasons which included the adverse impact on the gateway to the town and its key views, and that out-of-town retail development should be resisted. There were strong opinions expressed about the high volume of additional traffic which would be anticipated with a 24/7 operation, the lack of support for active travel measures and the impact on pollution. Speakers felt that given both Herefordshire Council and Ross Town Council were in support of a commitment to the Climate Emergency and reducing carbon emissions the proposed application would create more carbon emissions and that any proposed mitigation measures were woefully inadequate. In an area where there was already a high volume of traffic the additional anticipated destination journeys would put an unacceptable pressure on the residential access road to the proposed site. Reference was made to a number of factual inaccuracies believed to be contained within some of the supporting documents and which appeared to contradict evidence of existing traffic problems at this location.

The Secretary from Ross Business Association spoke about concerns raised by its members after they have suffered such a difficult time with the closure of premises over the last 18 months due to Covid particularly amongst the hospitality providers. A development such as this should be refused due to the competition this would create for footfall into the town centre. It was noted that

recognition for high level standards was necessary to ensure Ross can compete with other market towns in the area.

A local resident wished to draw attention to the close proximity to JKHS and whether the school had been approached to make any comment given the importance of promoting healthy eating particularly amongst children. Concerns about noise were also raised and the fact that it would be open 24/7.

P21/09#144 Planning & Development Sub-Committee Meeting Minutes

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

To confirm and sign the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 17th August 2021.

RESOLVED – that the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 17th August 2021 be signed as a correct record

P21/09#145 Outstanding Actions

To receive, review and agree priorities in relation to outstanding actions.

Appeal decision P193478 Land off Middleton Road, Ross-on-Wye – appeal allowed and planning application granted

Councillors expressed their disappointment at the response from the Planning Inspectorate and noted there was no intention to move towards a legal challenge.

The Chairman brought forward item P21/09#153 to enable members of the public the opportunity to hear details of the correspondence the Council had received.

P21/09#153 Correspondence

To receive the following correspondence:

- i) summary of comments from residents relating to the application for a McDonald's restaurant with drive-thru facility (App. No. P213017/F)*

Received and Noted

P21/09#146 Applications to be considered

To approve recommendations on the following applications for determination by Herefordshire Council:

Ross North Ward

The Sub Committee agreed to discuss the following five applications together and vote en bloc.

The representation from Highways England was noted along with their recommendation to defer any decision pending the supply of further information. The Members expressed concern that information in some reports was based on out-of-date figures from 2019.

P213008/A - Advertisement Consent

Ross-on-Wye Town, Ross North, Land at A40 Gloucester Road Ross on Wye Herefordshire Land at A40 Gloucester Road Ross on Wye Herefordshire , Proposed installation of a freestanding totem sign at the south of the site.

P213009/A - Advertisement Consent

Ross-on-Wye Town, Ross North, Land at A40 Gloucester Road Ross on Wye Herefordshire Land at A40 Gloucester Road Ross on Wye Herefordshire , Proposed installation of a freestanding totem sign at the northwest of the site.

P213010/A - Advertisement Consent

Ross-on-Wye Town, Ross North, Land at A40 Gloucester Road Ross on Wye Herefordshire Land at A40 Gloucester Road Ross on Wye Herefordshire , Proposed various site signage including 4 no. freestanding signs, 2 no. banner units, 1 no. play land sign and no. dot signs.

P213028/A - Advertisement Consent

Ross-on-Wye Town, Ross North, Land at A40 Gloucester Road Ross on Wye Herefordshire Land at A40 Gloucester Road Ross on Wye Herefordshire , Proposed installation of 6 no fascia signs, 3 no booth lettering and 1 no. 15" digital booth screen.

P213017/F - Planning Permission

Ross-on-Wye Town, Ross North, Land at Gloucester Road (A40 A449 junction) Ross on Wye Herefordshire , Land at Gloucester Road (A40 A449 junction) Ross on Wye Herefordshire , Proposed erection of a freestanding restaurant with drive-thru facility, car parking, landscaping and associated works, including Customer Order Displays (COD), Goal Post Height Restrictor, Play Frame and Pumping Station.

Proposed: Councillor Winder
Unanimous

Seconded: Councillor Ravenscroft

RESOLVED – to object to the planning applications numbered 213008/2213009/213010/213028/213017 and recommend refusal on the grounds that they contravene the following Ross-on-Wye Neighbourhood Development Plan objectives and policies;

Planning Policy EN1: Ross Design Policy

All new development should be of good design and make a positive contribution to the character of Ross. Development should have regard to the Ross-on-Wye Character Assessment Portfolio (2017) and respond to its surroundings in terms of scale, materials, form, details, layout, public realm and historic character.

Planning Policy EN2: Shopfronts and Signage

Shopfronts, signs and advertisements requiring planning permission must respect local character and should make a positive contribution to their surroundings.

Planning Policy EN4: Infill and Backland Development

Infill development, where small gaps in an otherwise built-up frontage are developed, will be supported where:

- i. Development has regard to the character of the surrounding townscape.*
- ii. The proposed development reflects the density, form and pattern of existing development in Ross (as addressed in the Ross-on-Wye Character Assessment Portfolio), or otherwise enhances character.*

Backland development will be supported where:

- i. It is not contrary to the character of the area (as addressed in the Ross-on-Wye Character Assessment Portfolio).*
- ii. It is well related and appropriate in height, scale, mass and form to the frontage buildings.*
- iii. The proposal respects the character, appearance and safety of the frontage development.*
- iv. The proposal respects residential amenity.*

Planning Applications should demonstrate how infill or backland development contributes positively to Ross with reference to the criteria above and utilising the Ross-on-Wye Character Assessment Portfolio.

Planning Policy EN7: Key Views

Development proposals likely to affect Key Views should assess the effect of the proposals on the view(s) and demonstrate how any adverse impacts have been addressed. The Sub-Committee did not believe the adverse effect on the key views had been assessed.

Planning Policy E1: New Employment Development

New employment development, including but not limited to the provision of starter units and/or shared service accommodation and the development of offices will be supported. Tourism and leisure development that enhances the offer and which does not detract from the vitality and viability of the town centre will be supported. All employment development should respect local character, residential amenity and highway safety.

Planning Policy E2: Resisting Out of Town Retail

Further edge-of-centre and out-of-centre retail development, especially large scale, will normally be resisted. If applications are forthcoming, all schemes with a gross floorspace of 400 sq. metres (or more) must be accompanied by a Retail Impact Assessment (RIA) in addition to the normal sequential testing. There was no RIA done to support the Application.

Planning Policy A1: Active Travel

Major development proposals should demonstrate how they will contribute to encouraging active travel - more and safer walking, cycling, disabled access and/or use of public transport. The provision and/or enhancement of safe walking and cycling routes and/or networks and cycle parking facilities will be supported.

7.51pm Eleven members of the public left the meeting

[P212925/RM - Approval of Reserved Matters](#)

Ross-on-Wye Town, Ross North, Land east of the A40 Ross on Wye Herefordshire HR9 6GX, Land east of the A40 Ross on Wye Herefordshire HR9 6GX, Application for approval of reserved matters following outline approval 194403 (Erection of up to 175 dwellings together with associated development (all matters reserved except access) for 58 dwellings representing the first phase of the development.

8.00pm Standing Orders were suspended to allow a member of the public to address the Sub-Committee.

8.05pm Standing Orders were reinstated.

Recommendation: Members have no objection but noted that the northwest corner of the site appeared overcrowded.

[P212868/F - Planning Permission](#)

Ross-on-Wye Town, Ross North, Ashburton Industrial Estate Phoenix Yard Station Street Ross On Wye Herefordshire HR9 7AQ, Ashburton Industrial Estate Phoenix Yard Station Street Ross On Wye Herefordshire HR9 7AQ, Proposed change of use of land to permit the sale of cars and the erection of a portable cabin for use as an ancillary office.

Recommendation: Members have no objection

Ross West Ward

P213137/K - Works to Trees in a Conservation Area

Ross-on-Wye Town, Ross West, Halcombe 2 Ashfield Crescent Ross-On-Wye Herefordshire HR9 5PH, Halcombe 2 Ashfield Crescent Ross-On-Wye Herefordshire HR9 5PH, T1- Variegated Maple in rear garden crown lift to 12ft and crown thin by 15-20% to allow more light into the garden.

Recommendation: Members have no objection

P213135/K - Works to Trees in a Conservation Area

Ross-on-Wye Town, Ross West, Kyrle House 41 Edde Cross Street Ross-On-Wye Herefordshire HR9 7BZ, Kyrle House 41 Edde Cross Street Ross-On-Wye Herefordshire HR9 7BZ, G1-Conifer/Ash group on right rear of scout hut, crown raise to gain 4-5m clearance from buildings.

Recommendation: Members have no objection

P213095/K - Works to Trees in a Conservation Area

Ross-on-Wye Town, Ross West, The Old Gaol 47 New Street Ross-On-Wye Herefordshire HR9 7DA, The Old Gaol 47 New Street Ross-On-Wye Herefordshire HR9 7DA, T1- Beech in rear garden, crown lift to Approx.15ft to Gai light into the garden.

Recommendation: Members have no objection

P213198/F - Planning Permission

Ross-on-Wye Town, Ross West, Crossfields Car Park Church Street Ross-on-Wye Herefordshire HR9 5HN, Crossfields Car Park Church Street Ross-on-Wye Herefordshire HR9 5HN, Proposed demolition of existing garages/outbuildings and construction of 3 new dwellings.

Recommendation: Members object to the planning application and recommend refusal on the grounds that it contravenes the following Ross-on-Wye Neighbourhood Development Plan objectives and policies;

Planning Policy EN1: Ross Design Policy

All new development should be of good design and make a positive contribution to the character of Ross. Development should have regard to the Ross-on-Wye Character Assessment Portfolio (2017) and respond to its surroundings in terms of scale, materials, form, details, layout, public realm and historic character.

P213157/F - Planning Permission

Ross-on-Wye Town, Ross West, Aldi Brookend Street Ross-On-Wye Herefordshire HR9 7EE, Aldi Brookend Street Ross-On-Wye Herefordshire HR9 7EE, Proposed variation of condition 23 of planning permission 200297 (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) - The loading and unloading of service and delivery vehicles, together with their arrival and departure from the site shall not take place outside the hours of 0600 to 2100 hours Mondays to Saturdays and 0600 to 1800 hours on Sundays, Bank and Public Holidays.

Recommendation: Members object to the planning application and recommend refusal on the grounds that it contravenes the clause within Ross-on-Wye Neighbourhood Development Plan; Planning Policy E1 on the basis of adverse impact on residential amenity.

Planning Policy E1: New Employment Development

New employment development, including but not limited to the provision of starter units and/or shared service accommodation and the development of offices will be supported. Tourism and leisure development that enhances the offer and which does not detract from the vitality and viability of the town centre will be supported. All employment development should respect local character, residential amenity and highway safety.

P21/09#147

Further Applications

Planning applications P213148 / P13405 were reviewed, it was noted that extensions had been requested.

P21/09#148

Notifications

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

RESOLVED – to receive and note the decisions

P21/09#149

Speed Indicator Device (SID)

To receive and consider the SID traffic report information for August at Hildersley (A40).

It was noted that the V85 (the average speed of 85% of traffic) was 44mph. The report would be circulated to Insp. James Ashton, Herefordshire Rural Safer Neighbourhoods Team for comment on the excessive speeds recorded at this location.

Members were pleased to report there was evidence of more enforcement measures taking place in the town.

P21/09#150

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 Sub Committee noted that its wish list had previously been submitted to Herefordshire Council. It was noted that with the review of the Core Strategy recognition should be given for arrangements to be made which would require formal consultation with parish councils on s106 Agreements.

A request was made for an approach to HC for training on this topic.

P21/09#151

Ross-on-Wye Design Guide

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

Herefordshire Council is submitting a funding bid to central government to support a project to undertake a Character Portfolio Assessment for Ross-on-Wye.

P21/09#152

Ross Movement Strategy

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

Nothing to report.

P21/09#154

Date of next Meeting and Items for Consideration

The date of the next scheduled meeting - Tuesday 12th October 2021.

There being no further business the meeting closed at 8.20pm



Ross-on-Wye Town Council

Minutes of the Planning & Development Sub-Committee Meeting held on Tuesday 12th October 2021 at 7.00pm at The Corn Exchange, Ross-on-Wye

Present: Councillors: J Winder (Chair), D Ciolte, P Cutter, D Ravenscroft, J Roberts
In attendance: Carla Boyles – Deputy Town Clerk
Sarah Robson – Town Clerk

There were no members of the press or public present

P21/10#155 Apologies for Absence

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

Councillors I Gumm and J Utting

RESOLVED – to accept the apologies given

P21/10#156 Declarations Of Interest

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

None

P21/10#157 Applications for Dispensations

None

P21/10#158 Public Participation

[Standing Orders Clause 3 \(e, f, g & h\)](#)

None

P21/10#159 Planning & Development Sub-Committee Meeting Minutes

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

To confirm and sign the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 14th September 2021.

RESOLVED – that the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 14th September 2021 be signed as a correct record

P21/10#160 Outstanding Actions

To receive, review and agree priorities in relation to outstanding actions.

Request from resident for double yellow lines at the junction of Camp Road/ Alton Avenue

The sub-committee had previously supported this request at the meeting in March 2021 and clarification on the TRO process had been sought. Support for the proposal was reiterated and Councillor Symonds would be requested to progress this.

A request from a resident to consider an application for a reduction in the speed limit to 20mph would be referred to the Management Committee as a wider move towards the possibility of reinstating the temporary Covid travel measures on a permanent basis.

P21/10#161

Town Clerk's Delegated Powers

[Local Government Act 1972 Sch 12 Para 41\(1\)](#)

Matters dealt with under delegated powers since the last meeting

- i) Application No. 213148 – Wye Valley Chambers, Alcedonia Hair & Beauty, Edde Cross Street, Ross-on-Wye, HR9 7BZ, change of use from commercial (hairdressers) to residential dwelling. Removal of mezzanine floor and no change to exterior or external walls. Retrospective.

Recommendation of no objection submitted.

P21/10#162

Applications to be considered

To approve recommendations on the following applications for determination by Herefordshire Council:

Ross East Ward

P213460/J - Works to trees covered by TPO

Ross-on-Wye Town, Ross East, 17 Waterside Ross-On-Wye Herefordshire HR9 5LN, T1- Conifer in front right garden fell to ground level- Tree is too big for the garden, stopping growth of plants and blocking light. T2- Ash and T3- Sycamore, overhanging rear garden on right boundary- reduce back overhang to gain more light in the garden. (TPO 025).

Recommendation: Members have no objection

P213363/FH - Full Householder

Ross-on-Wye Town, Ross East, Blenheim Camp Road Ross-On-Wye Herefordshire HR9 5NJ, Proposed two storey extension.

Recommendation: Members have no objection

P213599/K - Works to Trees in a Conservation Area

Ross-on-Wye Town, Ross East, Alton Lodge 36 Alton Street Ross-On-Wye Herefordshire HR9 5AG, Proposed works to: T1- 3 x Conifers at rear right corner of house. T2-Acacia in centre of rear lawn. T3- Conifer to left of above. T4- Conifers in centre of rear garden reduce left one. Leave centre one, reduce right one to match other. Reduce/hedge trim bulge on right side. T5- Beech tree in rear left garden on fence line. T6- Yew near shed in rear garden. T7- Beech hedge on rear boundary. T8- Large Conifers in rear right garden. T1 - T8 all to tidy garden, as garden is open to the public.

Recommendation: Members have no objection

P213018/O - Outline

Ross-on-Wye Town, Ross East, 2 The Gresleys Ross-On-Wye HR9 5JN, Proposed Outline application with all matters reserved for the erection of one dwellinghouse.

Recommendation: Members object to this application. The sub-committee does not believe this application complies with the NDP policy EN4: Infill and Backland Development on the basis that the proposed development does not reflect the density, form and pattern of existing development in Ross. They felt this was an overdevelopment of the site.

P212929/L - Listed Building Consent

Ross-on-Wye Town, Ross East, Coopers Cottage Rear of 31 Brookend Street Ross-On-Wye Herefordshire HR9 7EE, Fitting of flood resistance measures to property. This includes door flood guards on the 3 exterior doors and gate at entrance to property.

Recommendation: Members have no objection

[P213318/F - Planning Permission](#)

Ross-on-Wye Town, Ross East, Unit 6, Chase Industrial Estate Alton Road Ross-On-Wye Herefordshire HR9 5WA, Change of use of existing B8 use to A1.

Recommendation: Members have no objection

[P213381/F - Planning Permission](#)

Ross-on-Wye Town, Ross East, South Gate Tudor Street Ross on Wye Herefordshire HR9 5PS, Variation of condition 2 Ref 200703/F (Proposed residential dwelling)-Condition to cover rear single storey extension.

Recommendation: Members have no objection

[P213614/F - Planning Permission](#)

Ross-on-Wye Town, Ross East, 8 - 10 Cropper Row, Haigh Industrial Estate Alton Road Ross-on-Wye Herefordshire HR9 5LA, 8 - 10 Cropper Row, Haigh Industrial Estate Alton Road Ross-on-Wye Herefordshire HR9 5LA, Temporary siting of approx. 34 shipping containers (20 ft X 8 ft) for self storage purposes and change of use from B1 (light industrial) to B8(storage containers).

Recommendation: Members have no objection

[Ross North Ward](#)

[P213405/J - Works to trees covered by TPO](#)

Ross-on-Wye Town, Ross North, 7 Oaklands Court Ross-On-Wye Herefordshire HR9 7HD, Proposed works to T1- Large Lime tree in rear garden section fell to ground level/1ft stump because this is a very large tree in very small garden, blocking light and taking over the whole garden, owner is also allergic to the tree.

Recommendation: Members object to this application. The TPO reasons are still relevant, a magnificent tree and very much part of the landscape. The Sub Committee would support possible lifting of some lower branches.

[P213501/FH - Full Householder](#)

Ross-on-Wye Town, Ross North, 30 Springfield Road Ross-On-Wye Herefordshire HR9 7EX, Proposed two storey side extension to property to create an extra bedroom and bigger kitchen, majority of first floor extension already a single storey extension.

Recommendation: Members have no objection

[Ross West Ward](#)

[P213596/J - Works to trees covered by TPO](#)

Ross-on-Wye Town, Ross West, The Old Barn Cleeve Lane Ross-On-Wye Herefordshire HR9 7TB, Proposed works to T1- Large Poplar on left of drive section fell to ground level. Tree is heavily leaning over Cleeve Lane and has suffered from root heave on large structural roots that are now above ground.

Recommendation: Members object to this application. There has been previous reducing work to this tree, possibly because of the lean, which has been like this most of the tree's life. There is prolific re-growth which could be thinned and dead limbs removed, but no felling.

P21/10#163

Further Applications

- i) Planning applications P213715/K, P213563/K and P213678/F were reviewed and it was noted that extensions had been requested.

The Sub Committee's views were sought and in the event that extensions might not be granted it was approved that these should be dealt with under the clerk's delegated authority. It was noted there would be an agenda item for the next meeting to confirm the recommendations based on the Sub-Committee's views.

- ii) Noted: [P213469/XA2 - PP - Approval of details reserved by condition](#) Ross-on-Wye Town, Ross North, Land to the east of the A40" Ross on Wye Herefordshire , Application for approval of details reserved by condition 19 attached to planning permission 194403. Herefordshire Council were not accepting comments on this application and a determination has since been made (Approved with Conditions).
- iii) Noted: [P213452/XA2 - PP - Approval of details reserved by condition](#) Ross-on-Wye Town, Ross North, Land to the east of the A40 Ross on Wye Herefordshire , Application for approval of details reserved by conditions 9 10 11 13 14 17 & 18 attached to planning permission 194403. Herefordshire Council are not accepting comments on this application.
- iv) Noted: [P213597/XA2 - PP - Approval of details reserved by condition](#) Ross-on-Wye Town, Ross West, Horse and Jockey 9 & 10 New Street Ross on Wye Herefordshire HR9 7DA, Application for the discharge of details reserved by condition 6 attached to Listed Building Consent 203231. Herefordshire Council were not accepting comments on this application and a determination has since been made (Approved).
- v) Noted: [P213658/XA2 - PP - Approval of details reserved by condition](#) Ross-on-Wye Town, Ross West, Ross On Wye And Monmouth Sea Cadets Homs Road Ross on Wye Herefordshire HR9 7DE, Application for approval of details reserved by conditions 3 4 5 & 6 attached to planning permission 211355. Herefordshire Council are not accepting comments on this application.
- vi) Noted: [P213567/XA2 - PP - Approval of details reserved by condition](#) Ross-on-Wye Town, Ross North, John Kyrle High School And Sixth Form Centre Ledbury Road Ross-On-Wye Herefordshire HR9 7ET, Application for approval of details reserved by condition 9 attached to planning permission 210950. Herefordshire Council are not accepting comments on this application.

P21/10#164

Notifications

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

RESOLVED – to receive and note the decisions

P21/10#165

Speed Indicator Device (SID)

To receive and consider the SID traffic report information for September at Ledbury Road.

It was noted that the V85 (the average speed of 85% of traffic) was 36mph. The report would be circulated to Insp. James Ashton, Herefordshire Rural Safer Neighbourhoods Team.

P21/10#166

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

P21/10#167

Ross-on-Wye Design Guide

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

It was noted that the Sub-Committee is awaiting the outcome of the Herefordshire Council funding bid to central government for Ross to be part of a pilot project.

P21/10#168

Ross Movement Strategy

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

Nothing to report.

P21/10#169

Proposed Memorandum of Understanding

To consider and approve the proposed Memorandum of Understanding between this Council and Walford Parish Council in relation to the housing targets and the potential transfer by Walford of up to 10 dwellings

Proposed: Councillor Winder
Unanimous

Seconded: Councillor Cutter

RESOLVED – that the proposed Memorandum of Understanding be approved, subject to an amendment stipulating that Ross Town Council shall be entitled to S106 contributions for developments adjacent to the Ross settlement boundary.

P21/10#170

Correspondence

To receive the following correspondence:

- i) Upton Bishop Parish Council – notification of Public Consultation for Regulation 14 Neighbourhood Planning (General) Regulations 2012*

Received and Noted

P21/10#171

Date of next Meeting and Items for Consideration

The date of the next scheduled meeting - Tuesday 9th November 2021.

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 9th November 2021 at 7.00pm at The Corn Exchange, Ross-on-Wye

Present: Councillors: Cllr J Winder (Chair), Cllr D Ciolte, Cllr D Ravenscroft, Cllr J Roberts
Ex-officio: Cllr J Utting
In attendance: Carla Boyles – Deputy Town Clerk

There were no members of the press or public present

- P21/11#172** **Apologies for Absence**
[Local Government Act 1972 s85 \(1\)](#)
Cllr P Cutter
RESOLVED – to accept the apologies given
Absent – Cllr I Gumm
- P21/11#173** **Declarations Of Interest**
[Local Authorities \(Model Code of Conduct\)](#)
None
- P21/11#174** **Applications for Dispensations**
None
- P21/11#175** **Public Participation**
[Standing Orders Clause 3 \(e, f, g & h\)](#)
None
- P21/11#176** **Planning & Development Sub-Committee Meeting Minutes**
[LGA 1972, Sch 12 para41 \(1\)](#)
To confirm and sign the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 12th October 2021.
RESOLVED – that the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 12th October 2021 be signed as a correct record
- P21/11#177** **Outstanding Actions**
To receive, review and agree priorities in relation to outstanding actions.

Update on Upper Floor Concern of: 33 Gloucester Rd, Ross-on-Wye
An email from Cllr P Symonds had provided an update that the planning enforcement officer has written to the owner to start legal proceedings.
- P21/11#178** **Town Clerk’s Delegated Powers**
[Local Government Act 1972 Sch 12 Para 41\(1\)](#)
Matters dealt with under delegated powers since the last meeting

- ii) Application No. P213715/K – Chasebank House Smallbrook Road Ross-On-Wye Herefordshire HR9 7DW, T1- Conifer at front of house on left behind shed- fell to ground- Tree Blocking light to house and neighbours house. T2-Conifer on roadside- fell to ground - tree overhanging road and hitting vehicles Chip and remove all wood and brash.

Recommendation submitted: The Town Council has no objection to this application. T1 – no objection if the neighbour doesn't object. T2 – no objection to the removal of the evergreen but request it is replanted with another evergreen.

- iii) Application No. P213563/K - 7 Primrose Close Ross-On-Wye Herefordshire HR9 7RN, A very large silver birch tree at the front of the house. We would like to remove the tree as it completely shades the house and creates a very big mess with leaves and greenfly. The tree in the back garden is unknown but it is bending over into the neighbours garden and seems to be falling over.

Recommendation submitted: The Town Council objects to the removal of the silver birch at the front of the house. The tree in the back garden is an Acer Negundo and if the 2-3 limbs leaning over the garden are removed there is no need for felling.

- iv) Application No. P213678/F - Land to Rear of Tudorville Express Walford Road Ross on Wye Herefordshire, Create new three bedroom dwelling in rear garden of residential property. Currently subject to Outline Planning consent Ref: 192811 and Reserved Matters Ref: 212030. This application is necessitated to accommodate a correction to the legal boundary requiring minor changes to the siting of the proposed dwelling.

Recommendation submitted: No objection.

7.05pm Cllr Utting joined the meeting.

P21/11#179

Applications to be considered

To approve recommendations on the following applications for determination by Herefordshire Council:

Ross East Ward

P213881/FH - Full Householder

Ross-on-Wye Town, Ross East, Bron Y Gan 17 Station Street Ross-On-Wye Herefordshire HR9 7AG, Proposed replacement porch.

Recommendation: Members have no objection

Ross West Ward

P213933/K - Works to Trees in a Conservation Area

Ross-on-Wye Town, Ross West, Ashley Lodge Ashfield Crescent Ross-On-Wye Herefordshire HR9 5PH, G2 - 2 x Laurel behind garage/near shed - fell to ground as causing damage to roofs of office and garage.

Recommendation: Members have no objection but request a more appropriate replant. The Town Council Tree Warden is able to advise on this if required.

P213975/K - Works to Trees in a Conservation Area

Ross-on-Wye Town, Ross West, 4 The Homs Homs Road Ross-On-Wye Herefordshire HR9 7DG, Proposed works to completely remove 3 medium conifers at the top of the garden. Land at the furthest most rear of property. Small trees to be removed and scrub cleaned.

Recommendation: Members object to this application. The largest of the conifers should be retained. The overgrown conifer hedge could be reduced to a couple of metres so that carbon sequestration and habitat is maintained. If conifers are removed a more appropriate replant should be undertaken.

P21/11#180

Further Applications

vi) Planning applications P214078/K and P213932/FH were noted and extensions to the deadlines would be requested.

In the event that extensions might not be granted it was approved that these should be dealt with under the clerk's delegated authority. It was noted there would be an agenda item for the next meeting to confirm the recommendations.

vii) Noted: **P213658/XA2 - PP - Approval of details reserved by condition** Ross-on-Wye Town, Ross West, Ross On Wye And Monmouth Sea Cadets Homs Road Ross on Wye Herefordshire HR9 7DE, Application for approval of details reserved by conditions 3 4 5 & 6 attached to planning permission 211355. Herefordshire Council are not accepting comments on this application.

viii) Noted: **P213567/XA2 - PP - Approval of details reserved by condition** Ross-on-Wye Town, Ross North, John Kyrle High School And Sixth Form Centre Ledbury Road Ross-On-Wye Herefordshire HR9 7ET, Application for approval of details reserved by condition 9 attached to planning permission 210950. Herefordshire Council are not accepting comments on this application and a determination has since been made (Approved with conditions).

vi) Noted: **P214000/XA2 - PP - Approval of details reserved by condition** Ross-on-Wye Town, Ross West, Linden House 14 Church Street Ross-On-Wye Herefordshire HR9 5HN, Application for approval of details reserved by condition 3 attached to Listed Building Consent 201376. Herefordshire Council are not accepting comments on this application.

P21/11#181

Notifications

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

RESOLVED – to receive and note the decisions. It was requested that a record of planning applications be kept, to include the recommendations by the Town Council and the decision made by Herefordshire Council.

P21/11#182

Speed Indicator Device (SID)

To receive and consider the SID traffic report information for October at Walford Road.

It was noted that the V85 (the average speed of 85% of traffic) was 37mph. The report would be circulated to Insp. James Ashton, Herefordshire Rural Safer Neighbourhoods Team.

P21/11#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

P21/11#184

Ross-on-Wye Design Guide

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

The outcome of the Herefordshire Council funding bid to central government for Ross to be part of a pilot project was still awaited. This will remain as an agenda item but will not be discussed until further information is received from Herefordshire Council.

P21/11#185

Ross Movement Strategy

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

No information had been received but members were aware that the Movement Strategy was now in place.

RESOLVED – that Balfour Beatty be contacted to request a copy of the Ross Movement Strategy and for information on the dissemination strategy and what is planned for publicity and implementation.

P21/11#186

Traffic Regulation Order Scheme: Proposed No Waiting At Any Time (Double Yellow Line) Restrictions on Nursery Road and Brampton Street, Ross-on-Wye

To consider comments on the proposals.

RESOLVED – to support the proposed scheme.

P21/11#187

Herefordshire Local Plan Update – Pre-Consultation Engagement

To consider the pre-consultation survey and comments

It was suggested that the Local Plan needs to consider the procedure for Town and Parish Councils with regards to S106 agreements. There needs to be formal consultation with Town and Parish Councils on every S106 agreement during the early stages of drafting. Training for Councillors on S106 agreements and how to maximise their potential should be planned for each election cycle.

RESOLVED – to contact Melvin Reynolds and request his input on the pre-consultation survey. This would then be considered further at the next Planning & Development Sub-Committee meeting for a recommendation to the Management Committee.

P21/11#188

Correspondence

To receive the following correspondence:

- i) Cllr Paul Symonds – Outcome of request for double yellow lines at the junction of Alton Avenue and Camp Road*
- ii) Herefordshire Council - Section 106 Money - questions for officers*

Received and Noted

P21/11#189

Date of next Meeting and Items for Consideration

The date of the next scheduled meeting - Tuesday 7th December 2021.

Items for discussion: Ross Movement Strategy and the Herefordshire Local Plan Pre-Consultation Survey.

There being no further business the meeting closed at 7.40pm

Signed Chairman

Date



Ross-on-Wye Town Council

Minutes of the Planning & Development Sub-Committee Meeting held on Tuesday 7th December 2021 at 7.00pm at The Corn Exchange, Ross-on-Wye

Present: Councillors: Cllr J Winder (Chair), Cllr D Ravenscroft, Cllr J Roberts
Ex-officio: Cllr J Utting
In attendance: Carla Boyles – Deputy Town Clerk

There were five members of the public present

P21/12#190 Apologies for Absence

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

Cllr P Cutter

RESOLVED: To accept the apologies given.

Absent: Cllr I Gumm and Cllr D Ciolte

P21/12#191 Declarations Of Interest

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

Cllr J Winder declared an 'other interest' – welfare in item P21/12#203 due to knowing the individuals involved.

P21/12#192 Applications for Dispensations

None.

P21/12#193 Public Participation

[Standing Orders Clause 3 \(e, f, g & h\)](#)

Three members of the public spoke and one written representation had been received to object to the proposed public path diversion order for footpath WA1 (part) in the Parish of Walford.

7.09pm Cllr J Utting joined the meeting.

7.10pm Two members of the public joined the meeting.

Reasons given for the proposed diversion of enhanced views, increased connectivity with other footpaths, improved accessibility and increased safety of footpath users were disputed and the reasons for this explained, with the opinion of members of the public present that the existing route was more beneficial in all of these areas.

7.15pm Standing orders were suspended to allow an extension to the public participation session. Proposed by Cllr D Ravenscroft, seconded by Cllr J Roberts and agreed unanimously.

Further representations were made that the proposed route is more dangerous than the existing with residents living in this area paying for improved signage

themselves to make the road safer and that a tree had been obstructing the existing path recently, with the landowner notified but no remedial action had been taken.

7.17pm Standing orders were reinstated.

The Chairman brought forward item P21/12#203. Proposed by Cllr J Winder, seconded by Cllr J Utting and agreed unanimously.

P21/12#203 **Pre-Order Consultations; Highways Act 1980 Section 119, Proposed Public Path Diversion Order – Footpath WA1 (Part) in the Parish of Walford**
To consider comments on the proposals.

Members discussed the guidance notes published by Balfour Beatty and Herefordshire Council for footpath diversions.

Proposed: Councillor Ravenscroft Seconded: Councillor Utting
Unanimous

RESOLVED: To object to the proposals for the following reasons:

- The proposed route is less convenient for users.
- The proposed route reduces connectivity, introduces “dog legs” and increases the distance travelled on a metalled carriageway.
- There is a lower diversity of views for users on the proposed route.
- The proposals remove the path from a significant feature of interest as it is part of The Ross Round walk and included within the National Map of Footpaths/Definitive Map.
- The safety of users is also reduced as Hom Green Road is significantly more dangerous, being a narrow road with narrow verges and dangerous bends, than the existing route.
- No traffic movement records, evidence of security issues or police reports were included with the pre-order consultation to support the safety and security reasons for the proposed diversion.

7.30pm Three members of the public left the meeting.

P21/12#194 **Planning & Development Sub-Committee Meeting Minutes**
[LGA 1972, Sch 12 para41 \(1\)](#).
To confirm and sign the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 9th November 2021.

RESOLVED: That the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 9th November 2021 be signed as a correct record.

P21/12#195 **Outstanding Actions**
To receive, review and agree priorities in relation to outstanding actions.

A spreadsheet of planning applications to include the recommendations by the Town Council and the decision made by Herefordshire Council is now in place.

P21/12#196 **Applications to be considered**
To approve recommendations on the following applications for determination by Herefordshire Council:

[Ross East Ward](#)

[P213436/FH - Full Householder](#)

Ross-on-Wye Town, Ross East, Garlands 10 Alton Road Ross-On-Wye Herefordshire HR9 5ND, Drop kerbs to allow more off road parking.

Recommendation: Members have no objection.

[P214078/K - Works to Trees in a Conservation Area](#)

Ross-on-Wye Town, Ross East, 10-11 Gloucester Road Ross-On-Wye Herefordshire HR9 5BY, T1-Multi-stem Sycamore at rear of bank/parking area-section fell to ground as tree is rubbing and obstructing approx.10 BT lines.

Recommendation: Members object to this application. 10 cables go in one direction and 2 cables in another direction, leaving a V. Several of the stems grow through this V and these should be retained. The stems through which the cables are could be reduced. This is the only tree in that area and so as much of it as possible should be retained. Sycamore trees are important for swifts and house martins.

[P213932/FH - Full Householder](#)

Ross-on-Wye Town, Ross East, Sunnycroft Hildersley Ross-On-Wye Herefordshire HR9 7NJ, Proposed side and rear extension and alterations to the roof.

Recommendation: Members have no objection.

[P214186/FH - Full Householder](#)

Ross-on-Wye Town, Ross East, Briardene Gloucester Road Ross-On-Wye Herefordshire HR9 5NA, Proposed rear dormer and alterations.

Recommendation: Members have no objection.

[Ross West Ward](#)

[P214018/F - Planning Permission](#)

Ross-on-Wye Town, Ross West, Land at The Firs Firs Road Ross-On-Wye Herefordshire HR9 5BH, Conversion, alterations and extension of existing garage/workshop to form new residential dwelling.

Recommendation: Members have no objection subject to retention of the trees.

[P214142/FH - Full Householder](#)

Ross-on-Wye Town, Ross West, Uplyme Archenfield Road Ross-On-Wye Herefordshire HR9 5BB, Proposed part demolition and additions and alterations to a single storey attached garage with concrete flat roof, to create a larger kitchen/ding room and workshop with glaze sloping roof.

Recommendation: Members have no objections to this application but in line with Planning Policy EN5: Eco-building in the Ross-on-Wye Neighbourhood Development Plan request attention to the glazing used in order to reduce heat losses through conduction and radiation.

[P214057/F - Planning Permission](#)

Bridstow, Llangarron, Wilton Court Hotel Wilton Lane Wilton Ross-On-Wye Herefordshire HR9 6AQ, Proposed internal alterations to existing bedroom and en-suite, and creation of new plant room. The installation of photovoltaic panels and new air source heat pump externally. The installation of new external electrical fittings.

Recommendation: Members have no objection.

[P214264/K - Works to Trees in a Conservation Area](#)

Ross-on-Wye Town, Ross North, 42 Honeysuckle Close Ross-On-Wye Herefordshire HR9 7RJ, Ash - remove to ground level due to tree having outgrown the small patch of grass it was planted on. The roots of the tree are cracking and lifting the driveway.

Recommendation: Members object to this application as the Ash tree has no signs of Ash dieback, lower limbs have been badly removed, it is not a large tree and has a good shape. It is in the front garden and no doubt creates shade to the house, but this should not be a reason to fell.

P21/12#197

Further Applications

- ix) Planning application 214247 and planning application appeal 202391 had been received. An extension had been granted for 214247 and comments on the appeal were to be submitted by 4th January 2022, the date of the next meeting. Therefore, both applications would be on the January agenda.
- x) Noted: **[P214244/XA2 - PP - Approval of details reserved by condition](#)** Ross-on-Wye Town, Ross North, Applefield House Ledbury Road Ross-on-Wye Herefordshire HR9 7BG, Application for approval of details reserved by conditions 3 6 8 9 10 11 & 14 attached to planning permission 200955. Herefordshire Council are not accepting comments on this application.

P21/12#198

Notifications

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

RESOLVED: To receive and note the decisions.

P21/12#199

Speed Indicator Device (SID)

To receive and consider the SID traffic report information for November at Archenfield Road.

It was noted that the V85 (the average speed of 85% of traffic) was 36mph. The report would be circulated to Insp. James Ashton, Herefordshire Rural Safer Neighbourhoods Team. A copy of the report would also be included with the comments on the pre-order consultation, item P21/12#203.

P21/12#200

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.

P21/12#201

Ross-on-Wye Design Guide

To consider and update members on the progress of the Working Group and the development of a town Design Guide.

None.

P21/12#202

Ross Movement Strategy

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

Following a request to Balfour Beatty for an update, they had asked if the Movement Strategy formed part of the Market Town Study carried out

previously. The Town Clerk had responded to request further information on this but had so far received no response.

RESOLVED: To chase up Balfour Beatty for a response and copy in the Ward Councillors.

P21/12#204

Proposed Memorandum of Understanding

To consider and approve the revised proposed Memorandum of Understanding between this Council and Walford Parish Council in relation to the housing targets and the potential transfer by Walford of up to 10 dwellings

Proposed Cllr Winder
Unanimous

Seconded Cllr Roberts

RESOLVED: To approve the revised Memorandum of Understanding.

P21/12#205

Herefordshire Local Plan Update – Pre-Consultation Engagement

To consider the pre-consultation survey and comments

Questionnaire responses had been drafted in liaison with Melvin Reynolds and were considered.

RESOLVED: That the questionnaire responses were approved, with an addition under Question 5 giving the example of the design and colour scheme of the John Kyrle High School science block planning approval not including due regard to Policy EN7 in the Neighbourhood Development Plan and the Town Council’s concerns regarding the impact the North elevation would have on the landscape, which had been identified as a Key View in the NDP. The completed pre-consultation survey would be recommended for approval to the Management Committee.

P21/12#206

Correspondence

To receive the following correspondence:

iii) Persimmon Homes – Tanyard Lane update on testing for pollutants.

Received and noted.

P21/12#207

Date of next Meeting and Items for Consideration

The date of the next scheduled meeting - Tuesday 4th January 2022.

Items for discussion: Planning application 214247 and planning application appeal 202391.

There being no further business the meeting closed at 8.20pm

Signed Chairman

Date