



Ross-on-Wye Town Council

Minutes of the Planning & Development Sub-Committee Meeting

held on Tuesday 4th January 2022 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 no members of the press or public present

P22/01#01

Apologies for Absence

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

Cllr P Cutter and Cllr I Gumm

RESOLVED: To accept the apologies given.

Absent: Cllr D Ciolte

P22/01#02

Declarations Of Interest

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

None.

P22/01#03

Applications for Dispensations

None.

P22/01#04

Public Participation

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

None.

P22/01#05

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 7th December 2021.

RESOLVED: That the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 7th December 2021 be signed as a correct record.

P22/01#06

Outstanding Actions

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

None.

P22/01#07

Applications to be considered

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

Ross East Ward

P214494/K - Works to Trees in a Conservation Area

Ross-on-Wye Town, Ross East, Hollymount Chase Road Ross-On-Wye HR9 5JQ, T1 Beech tree fell due to inappropriate species of tree for a small front garden and to prevent it de-stabilising the adjacent wall. T2 Apple tree fell due to the tree

outgrowing the available space and not being productive. A replacement tree will be planted nearby.

Recommendation: Members object to this application. This Beech (Fagus) is a young tree that has had reductive pruning in the past, is not close to the house and has a pleasing appearance. Refuse felling, but allow some thinning. Apple tree in rear garden – if this tree were to be pruned as a fruit tree, it would be reduced in size, thinned and become more productive, one of the reasons they give for felling. As an oldish tree it will have its own micro habitat. Refuse felling.

[P214316/F - Planning Permission](#)

Ross-on-Wye Town, Ross East, Unit to the rear, Essential Sewing Services 31B Gloucester Road Ross-On-Wye Herefordshire HR9 5LE, Change of use from storage unit to a leased personal fitness studio providing 1 on 1 personal training by appointment only. (retrospective)

Recommendation: Members support this application.

[P214232/F - Planning Permission](#)

Ross-on-Wye Town, Ross East, Plot 1 Land adj South Gate Tudor Street Ross on Wye Herefordshire HR9 5PS, Variation of a condition 2 following planning permission 200703/F. (Proposed residential dwelling) Condition to cover rear single storey extension amended.

Recommendation: Members have no objection to this application.

[P214451/F - Planning Permission](#)

Ross-on-Wye Town, Ross East, 10-11 Gloucester Road Ross-On-Wye Herefordshire HR9 5BY, 10-11 Gloucester Road Ross-On-Wye Herefordshire HR9 5BY, Change of use of basement and first floor to apartments, alterations to retail area and associated works.

Recommendation: Members support the application in principle, however natural light to the basement flats is only from modest windows on the north side; the southern side windows having been blocked by an addition to the original building line to provide extra retail space. It is suggested that the original front building line be restored so that the basement flats could have natural light and ventilation into the living areas.

[Ross West Ward](#)

[P214379/O - Outline](#)

Ross-on-Wye Town, Ross West, 2 The Shrubbery Ross-on-Wye Herefordshire HR9 5BE, Outline application for the erection of one dwelling with all matters reserved

Recommendation: Members have no objection to this application.

[P214247/FH - Full Householder](#)

Ross-on-Wye Town, Ross West, Foxglove Cleeve Lane Ross-On-Wye Herefordshire HR9 7TB, Extension and alterations to existing ancillary annexe.

Recommendation: Members have no objection to this application.

[P214211/F - Planning Permission](#)

Ross-on-Wye Town, Ross West, 2-5 Market Place Ross-On-Wye Herefordshire HR9 5HL, Proposed conversion and extension (roof and 2 storey rear) of an existing commercial building and proposed 4 storey development with undercroft parking. The proposal will create 18no. (10 one-bed, 8 two-bed) residential apartments and 2 commercial units.

Recommendation: Members object to this application. The Design and Access Statement correctly identifies policies within the Ross-on-Wye Neighbourhood Development Plan of relevance to the application proposals include: EN1 – Ross Design Policy, EN3 – Settlement Boundary, EN4 – Infill & Backland Development, H4 – Town Centre Housing and H5 – Living & Working Over Shops. However, development should be specifically predicated on environmental enhancement – notably not degrading further the ‘at risk’ historic central area. On that score this proposal is somewhat ambitious in claiming in 3.7 “a building of high design and architectural merit” – in reality it is an entirely predictable stylistic clone of every other grey and white development that is the current architectural vogue.

Ross Town Council’s comments therefore fall into two parts:

1) The frontage: The proposed addition to the height at the frontage by the bulk of the additional storey and out-of-keeping grey-clad squared off roof line is out of keeping. The result would be to dominate, and not compliment, the setting of the historic Market House and the other, grade 2 listed, nearby buildings.

This could be addressed by either:

a) moving the front line of the end sections back by ~2m so that it is not visible from street level and by amending the cladding colour; this would result in a reduction in the landing area and Apartment 13 bedroom areas at the west end of the 3rd floor frontage, and a reduction in the living room length of Apartment 14 at the east end of the frontage.

Or

b) moving the front line of the end sections back by ~1m and sloping it back to create a ‘mansard’ roof with window dormers, again with amended cladding colour; this would result in smaller reductions in the landing and Apartment 13 bedroom areas at the west end of the 3rd floor frontage, and in the living room length of Apartment 14 at the east end of the frontage.

In both cases the flank walls at the 3rd floor boundary should be treated more sympathetically than with grey cladding. In either case, and with a little imagination, one or two small balcony areas could be created. It could be that the most financially viable means of accommodating the need to take back the new roofline would be to create a single south facing, penthouse-style apartment?

Alternative rendered views are requested from the south side of High Street west of the site (near the Cookshop), from the George Cross corner outside the former NatWest Bank – or the opposite side of Gloucester Road close to the boundary between the former Edinburgh Woollen Mill and Timpsons, and from a little further north on the east side of Broad Street than the single frontage rendering provides.

2) The rear: The proposal will in the future be clearly identifiable as from the first third of the 21st century. However, if delivery access is to be retained, and it should be rather than establishing a precedent of increased on-street front goods handling, then the turning sweeps should be shown on the plan.

All parking spaces should be provided with charging points.

It is noted that Apartment 1 has no entrance door indicated and Apartment 9 & 16 each have 2 entrance doors indicated.

In summary, the Town Council requests that as a minimum the colour is changed but preferably change the design as it should be a requirement to be more in keeping with a Conservation Area. The pedestrian route from the rear along Pig Alley is important and well-used and therefore has visibility as such.

P214384/FH - Full Householder

Ross-on-Wye Town, Ross West, Monkton Ashfield Park Road Ross-On-Wye Herefordshire HR9 5AS, Replacement of the existing garage building with a new building in the same position and of the same footprint but marginally taller. The replacement of the existing south-east boundary hedge with a new wall and wood fence.

Recommendation: Members have no objection to this application.

Ross North Ward

P214146/F - Planning Permission

Ross-on-Wye Town, Ross North, Land at Rosemount Brampton Road Ross on Wye Herefordshire HR9 7EH, Proposed demolition of existing bungalow and the erection of 2 x three bedroom dwellings and 4 x two bedroom dwellings and associated works.

Recommendation: Members support this application as it is in line with the Ross Neighbourhood Development Plan. It is requested that the grassed area at the top left corner of the site provides cycle and bin storage, with appropriate planting.

P22/01#08

Further Applications

- i) Planning application 214444 had been received. An extension had been granted and therefore the application would be on the February agenda.
- ii) Noted: **P214437/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 conditions 11 & 17 attached to planning permission 210950. Herefordshire Council are not accepting comments on this application.
- iii) Noted: **P214363/XA2 - PP - Approval of details reserved by condition**
Ross-on-Wye Town, Ross East, 3 Copse Cross Street Ross-On-Wye Herefordshire HR9 5PD, Application for approval of details reserved by conditions 3 4 & 5 attached to listed building consent 211296. Herefordshire Council are not accepting comments on this application.

P22/01#09

Notifications

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

RESOLVED: To receive and note the decisions.

P22/01#10

Speed Indicator Device (SID)

To receive and consider the SID traffic report information for December at Hildersley/A40.

The SID data was not available as the device location had not been changed yet due to the Christmas period. Therefore, this would be deferred to the February meeting.

P22/01#11

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.

Planning application 214211 2-5 Market Place, Ross-on-Wye would be applicable.

Resolved: To request that the S106 agreement for planning application 214211 includes a contribution towards improvements to the skate park and play equipment at the Ropewalk and pedestrian safety and traffic management in the town centre, in line with both the Town Council Planning Obligations Policy and the Ross Movement Study.

P22/01#12

Ross-on-Wye Design Guide (on hold until Herefordshire Council provide an update)

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

None.

P22/01#13

Ross Movement Study

To agree action required to progress delivery of the objectives identified in the Ross Movement Study.

Members had now been provided with a copy of the Ross Movement Study. Councillor Stark and Councillor Symonds had provided information on funding available from Herefordshire Council/BBLP towards public realm works, but any projects would need to be deliverable this financial year.

Proposed: Councillor Roberts
Unanimous

Seconded: Councillor Winder

RESOLVED: To request that the additional public realm funding available for Ross this financial year be used for resurfacing works. It was requested that the Deputy Town Clerk arrange a meeting with Herefordshire Council S106 officers to discuss delivery of the objectives identified in the Ross Movement Study.

P22/01#14

Town and Country Planning Act 1990 Appeal Under Section 78: Planning Application 202391, Riverside Flats, Wye Street, Ross-on-Wye, HR9 7BX

To consider the Town Council's previous representation on the application and approve any amendments or additional comments.

RESOLVED: As the Ross-on-Wye Neighbourhood Development Plan is now in force, it was agreed to submit the following comments in addition to the Town Council's previous representation on this application.

The Town Council is supportive of this development of the site and the suggestions below would help to bring the proposals into line with the Neighbourhood Development Plan.

In line with the Ross-on-Wye Neighbourhood Development Plan Policy H4, the Town Council supports the development of housing in the town centre that respects local character, residential amenity and highway safety. The long-term dereliction of the current site and its prominence in an important gateway to the town and its Conservation Area means that the Town Council are keen to

see this site developed and will be fully supportive of the application if the following cosmetic alterations could be incorporated:

- The dominant dark grey is out of keeping;
- The 'stone cladding' needs specifying to be 'local stone' – though this is not a good combination with the 'grey';
- Buff (not white) render;
- Local (red or buff) stone;
- Altered fenestration;
- Reduced use of 'grey' which is far from locally distinctive.

Relevant policies from the Neighbourhood Development Plan are EN1, EN2, EN3, EN4 and EN7.

P22/01#15

Correspondence

To receive the following correspondence:

- Cllr Louis Stark – Funding for infrastructure in the Market Towns*
- Walford Parish Council – Notification of the draft Walford Neighbourhood Development Plan Consultation under Regulation 14 of the Neighbourhood Planning Regulations*
- Balfour Beatty – TRO application for permit holders only parking on Wye Street*

Received and noted.

P22/01#16

Date of next Meeting and Items for Consideration

The date of the next scheduled meeting - Tuesday 1st February 2022.

Items for discussion: Planning application 214444 and the Walford Neighbourhood Development Plan Regulation 14 Consultation.

There being no further business the meeting closed at 8.40pm

Signed

Chairman

Date



Ross-on-Wye Town Council

Minutes of the Planning & Development Sub-Committee Meeting held on Tuesday 1st February 2022 at 7.00pm at The Corn Exchange, Ross-on-Wye

Present: Councillors: Cllr J Winder (Chair), Cllr D Ravenscroft, Cllr P Cutter
Cllr C Bartrum (substitute for Cllr J Roberts)
In attendance: Sarah Robson – Town Clerk
Via Zoom: Carla Boyles – Deputy Town Clerk

There were no members of the press or public present

P22/02#17 Apologies for Absence

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

Cllr J Roberts, Cllr I Gumm and Cllr J Utting

RESOLVED: To accept the apologies given.

Absent: Cllr D Ciolte

P22/02#18 Declarations Of Interest

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

None.

P22/02#19 Applications for Dispensations

None.

P22/02#20 Public Participation

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

None.

P22/02#21 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 4th January 2022.

RESOLVED: That the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 4th January 2022 be signed as a correct record.

P22/02#22 Outstanding Actions

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

Attempts had been made to arrange a meeting with Herefordshire Council S106 officers, but no response had been received. This would be chased up again.

P22/02#23 Applications to be considered

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

Ross East Ward

[P214623/FH - Full Householder](#)

Ross-on-Wye Town, Ross East, 3 Woodview Lane Ross-On-Wye Herefordshire HR9 5LJ, Proposed improvement works to existing rear extension - new roof structure and covering and provision of two parapet walls at the boundary.

Recommendation: Members have no objection to this application.

[P214597/FH - Full Householder](#)

Ross-on-Wye Town, Ross East, 7 Milton Terrace Camp Road Ross-On-Wye Herefordshire HR9 5NL, Proposed single storey rear extension.

Recommendation: Members have no objection to this application.

[P212303/FH - Full Householder](#)

Ross-on-Wye Town, Ross East, 64 Park Walk Ross-On-Wye Herefordshire HR9 5LW, Proposed first floor extension to rear and side. **Additional supporting document.**

Recommendation: Members have no objection to this application.

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

Ross-on-Wye Town, Ross East, Land at Hildersley Farm A40 Hildersley To Weston Under Penyard Hildersley Herefordshire HR9 7NW, PENDING S106 AGREEMENT – Reserved matters approval for 210 residential units following outline approval 150930/O (Proposed development of approximately 212 dwellings including affordable housing, public open space and associated works). **Amended and additional documents.**

Recommendation: Members requested that previous comments regarding S106 monies be reiterated and due consideration given to the Town Council's priorities for Planning Obligations within the S106 agreement:

- **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**

A meeting with Herefordshire Council officers to discuss S106 monies would be welcomed.

[Ross North Ward](#)

[P214444/FH - Full Householder](#)

Ross-on-Wye Town, Ross North, Applewood Third Avenue Greytree Ross-On-Wye Herefordshire HR9 7HS, Herefordshire HR9 7HS, Existing external brick walls to be rendered.

Recommendation: Members have no objection to this application.

P220049/FH - Full Householder

Ross-on-Wye Town, Ross North, 2 The Downs Cottages Ross-On-Wye Herefordshire HR9 7TJ, Proposed replacement porch.

Recommendation: Members have no objection to this application.

P22/02#24

Further Applications

iv) Planning applications 220214, 220152, 220034, 220151, 220221, 220173 and 220257 had all been received since the agenda had been published. Herefordshire Council had agreed an extension to the deadline for comments to allow representations to be considered at the next meeting.

v) Noted: **P220042/XA2 - PP - Approval of details reserved by condition**

Ross-on-Wye Town, Ross North, Land at Three Crosses Ross on Wye Herefordshire, Application for approval of details reserved by conditions 6 8 & 24 attached to planning permission 194403. Herefordshire Council are not accepting comments on this application.

iii) Noted: **P220110/XA2 - PP - Approval of details reserved by condition**

Ross-on-Wye Town, Ross North, Land at Three Crosses Ross on Wye Herefordshire, Application for approval of details reserved by condition 4 attached to planning permission 212925. Herefordshire Council are not accepting comments on this application.

iv) Noted: **P220111/XA2 - PP - Approval of details reserved by condition**

Ross-on-Wye Town, Ross North, Land at Three Crosses Ross on Wye Herefordshire, Application for approval of details reserved by condition 7 attached to planning permission 194403. Herefordshire Council are not accepting comments on this application.

v) Noted: **P220083/AM - Non Material Amendment**

Ross-on-Wye Town, Ross East, Clive Camp Road Ross-On-Wye Herefordshire HR9 5NJ, Proposed non-material amendment to planning permission ref 211728 (Proposed rear extension and alterations) - to change the external material from render to brick to match the existing house material and to omit the 2 small windows from the North elevation. Herefordshire Council are not accepting comments on this application.

vi) Noted: **P220150/XA2 - PP - Approval of details reserved by condition**

Ross-on-Wye Town, Ross West, Land off Middleton Avenue Ross on Wye Herefordshire, Application for approval of details reserved by condition 6 attached to planning permission 193478. Herefordshire Council are not accepting comments on this application.

P22/02#25

Notifications

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

RESOLVED: To receive and note the decisions.

P22/02#26

Speed Indicator Device (SID)

To receive and consider the SID traffic report information for December at Hildersley/A40.

It was noted that the V85 (the average speed of 85% of traffic) was 42mph. The report would be circulated to Insp. James Ashton, Herefordshire Rural Safer Neighbourhoods Team. The issue of speeding would also be raised at an upcoming meeting with the Assistant Police and Crime Commissioner.

P22/02#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.



Ross-on-Wye Town Council

Minutes of the Planning & Development Sub-Committee Meeting

held on Tuesday 1st March 2022 at 7.00pm

at The Corn Exchange, Ross-on-Wye

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

There were no members of the press or public present

P22/03#34 Apologies for Absence

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

Cllr J Roberts.

RESOLVED: To accept the apologies given.

P22/03#35 Declarations Of Interest

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

Cllr D Ravenscroft declared a Schedule 2 interest in Item P22/03#40, planning application 220034 due to membership of Ross Lions and therefore a related link to Ross Rugby Club.

P22/03#36 Applications for Dispensations

None.

P22/03#37 Public Participation

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

None.

P22/03#38 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 1st February 2022.

RESOLVED: That the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 1st February 2022 be signed as a correct record.

P22/03#39 Outstanding Actions

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

The action review summary was discussed. A meeting with BBLP to discuss the Extraordinary Market Towns Maintenance Fund was due to take place on 3rd March. A meeting with Herefordshire Council planning officers to discuss S106 had now taken place and details of this were given.

P22/03#40 Applications to be considered

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

Ross East Ward

P220296/F - Planning Permission

Ross-on-Wye Town, Ross East, 2 George Place Gloucester Road Ross-On-Wye Herefordshire HR9 5BS, Proposed change of use from Use Class E (Commercial, Business and Services) to Sui Generis (Betting Office) with external alterations and advertisement.

Proposed: Councillor Winder
Unanimous

Seconded: Councillor Utting

Recommendation: Members object to this application. The proposed change of use in a prime retail location is contrary to the Ross-on-Wye Neighbourhood Development Plan Policy E3: Town Centre Uses. Members do not consider that the proposals contribute to the vitality and viability of Ross. It would be preferred that this site be developed as a retail unit.

P220297/A - Advertisement Consent

Ross-on-Wye Town, Ross East, 2 George Place Gloucester Road Ross-On-Wye Herefordshire HR9 5BS, Proposed 1 no. 'Boyle Sports' non illuminated fascia sign and 1 no. non-illuminated projecting sign.

Recommendation: Members object to this application. The proposed change of use in a prime retail location is contrary to the Ross-on-Wye Neighbourhood Development Plan Policy E3: Town Centre Uses. Members do not consider that the proposals contribute to the vitality and viability of Ross. It would be preferred that this site be developed as a retail unit.

P220214/K - Works to Trees in a Conservation Area

Ross-on-Wye Town, Ross East, 27a Gloucester Road Ross-On-Wye Herefordshire HR9 5LE, T1- Pine Tree at rear of William Bevan Funeral Directors reduce by 3m as unstable root structure due to recent windblown spruce tree damage caused to soil around base.

Recommendation: Members have no objection to this application.

P220173/F - Planning Permission

Ross-on-Wye Town, Ross East, 9 Gloucester Road Ross-on-Wye Herefordshire HR9 5BU, Conversion of first and second floors of retail unit into C3 private residential flats, formation of pedestrian access at ground floor level of Gloucester Road.

Recommendation: Members support this application.

P220257/K - Works to Trees in a Conservation Area

Ross-on-Wye Town, Ross East, First Floor, Cradoc House Gloucester Road Ross-On-Wye Herefordshire HR9 5LR, T1 is a mature False Acacia growing to the rear of the property. It is approx. 13 m tall and spread is approx 10m. It overhangs the neighbouring rooftop and adjacent garden and shades out both adjacent garden and owners garden. Applicant notes that the tree is toxic to animals such as dogs if ingested. Applicant would like to fell due to specimen outgrowing available space, causing excessive shading and unsuitable species for small garden, proposes to re-design garden to allow for vegetable beds and will re-plant with more suitable species for small garden.

Recommendation: Members object to this application. This Robinia is a large, well grown, healthy tree, very conspicuous in the locality. It is at the end of the

garden, not near any houses and a lane runs behind it. A garage in an adjacent property is unaffected by it. Felling of the tree is objected to, but removal of two or three lower limbs would be acceptable.

[P220293/K - Works to Trees in a Conservation Area](#)

Ross-on-Wye Town, Ross East, Superdrug 10 Market Place Ross-On-Wye Herefordshire HR9 5NU, Trees overhanging very low over a public footpath making it difficult for general public to use the pathway at the side/back of the store. To clear the public footpath for ease of use, by cutting the overhanging trees back to the boundary either side and give a 3 metre head clearance.

Recommendation: Members have no objection to this application.

[P220430/FH - Full Householder](#)

Ross-on-Wye Town, Ross East, Portelet 4 Eastfield Road Ross-On-Wye Herefordshire HR9 5JY, Proposed extension and alterations.

Recommendation: Members have no objection to this application.

[Ross West Ward](#)

[P220389/K - Works to Trees in a Conservation Area](#)

Ross-on-Wye Town, Ross West, The Toll Cottage Walford Road Ross-On-Wye Herefordshire HR9 5PG, T1 - Bay Tree in left garden reduce to 5ft to improve light in house. T2 - Magnolia near above reduce by 2-3m, shape and remove deadwood. Reducing to reshape, rebalance and remove overhang on house.

Recommendation: Members have no objection to this application, but prune the Magnolia after it has flowered.

[P220331/FH - Full Householder](#)

Ross-on-Wye Town, Ross West, 4 Brixton Terrace Homs Road Ross-On-Wye Herefordshire HR9 7DF, Proposed two storey rear extension.

Recommendation: Members have no objection to this application.

[P220404/FH - Full Householder](#)

Ross-on-Wye Town, Ross West, 4 Daymerslea Close Ross-On-Wye Herefordshire HR9 5PG, Proposed alterations and extensions to form single storey extension, replacement entrance porch and garage extension.

Recommendation: Members have no objection to this application.

[Ross North Ward](#)

[P220221/F - Planning Permission](#)

Ross-on-Wye Town, Ross North, Morrisons Supermarket Station Street Ross-On-Wye Herefordshire HR9 7AQ, New lighting column adjacent the service yard entry.

Recommendation: Members have no objection to this application, providing it does not contribute to light pollution. An LED downlighter is requested.

[P220151/FH - Full Householder](#)

Ross-on-Wye Town, Ross North, 20 Swallow Road Ross-On-Wye Herefordshire HR9 7WS, Proposed conservatory.

Recommendation: Members have no objection to this application.

[P220152/FH - Full Householder](#)

Ross-on-Wye Town, Ross North, 5 Pencraig View Greytree Ross-On-Wye Herefordshire HR9 7JR, Proposed conservatory.

Recommendation: Members have no objection to this application.

7.49pm Cllr Ravenscroft left the meeting.

[P220034/F - Planning Permission](#)

Ross-on-Wye Town, Ross North, Ross Rugby Club Abbots Close Greytree Ross-On-Wye Herefordshire HR9 7GQ, Proposed single storey flat roof extension to form toilets and store areas.

Recommendation: Members have no objection to this application.

7.51pm Cllr Ravenscroft returned to the meeting.

P22/03#41

Further Applications

vi) Planning applications 220462 and 220567 had been received since the agenda had been published. Herefordshire Council had agreed an extension to the deadline for comments to allow representations to be considered at the next meeting.

vii) Noted: **[P220295/AM - Non Material Amendment](#)**

Ross-on-Wye Town, Ross North, John Kyrle High School And Sixth Form Centre Ledbury Road Ross-On-Wye Herefordshire HR9 7ET, Proposed non-material amendment to planning permission ref 210950 (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) - planning condition 2 (Approved Plans) Hard Landscaping layout. It is proposed to change the permeable paving slabs shown on the attached approved drawing (reference CE-JK-DW01-Final Rev C Hard Landscape Plan) to permeable tarmac. Herefordshire Council are not accepting comments on this application.

iii) Noted: **[P220252/XA2 - PP - Approval of details reserved by condition](#)**

Ross-on-Wye Town, Ross North, Station Yard Broadmeadow Yard Ross-On-Wye Herefordshire, Application for approval of details reserved by conditions 5 & 8 attached to planning permission 204459. Herefordshire Council are not accepting comments on this application.

iv) Noted: **[P220025/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 12 attached to planning permission 194403. Herefordshire Council are not accepting comments on this application.

v) Noted: **[P220336/XA2 - PP - Approval of details reserved by condition](#)**

Ross-on-Wye Town, Ross West, Land at The Firs Firs Road Ross-on-Wye Herefordshire HR9 5BH, Land at The Firs Firs Road Ross-on-Wye Herefordshire HR9 5BH, Application for approval of details reserved by conditions 5 8 10 & 12 attached to planning permission 204366. Herefordshire Council are not accepting comments on this application.

vi) Noted: **[P220342/XA2 - PP - Approval of details reserved by condition](#)**

Ross-on-Wye Town, Ross West, Land off Middleton Avenue Ross on Wye Herefordshire, Application for approval of details reserved by conditions 4 5 7 & 8 attached to planning permission 193478. Herefordshire Council are not accepting comments on this application.

vii) Noted: **[P220376/XA2 - PP - Approval of details reserved by condition](#)**

Ross-on-Wye Town, Ross West, The Prospect Formal Garden Royal Parade Ross-On-Wye Herefordshire, Application for approval of details reserved by condition 3 attached to Listed Building Consent 212048. Herefordshire Council are not accepting comments on this application.

P22/03#42

Notifications

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

RESOLVED: To receive and note the decisions.

P22/03#43

Speed Indicator Device (SID)

To receive and consider the SID traffic report information for January 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.

7.53pm Councillor Cutter left the meeting.

P22/03#44

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.

P22/03#45

Ross-on-Wye Design Guide (on hold until Herefordshire Council provide an update)

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

None.

P22/03#46

Extraordinary Market Towns Maintenance Fund

To receive an update on the fund and agree action regarding priorities and to progress the project.

A meeting with BBLP was scheduled for 3rd March. It had been confirmed that the funding could be carried over to the next financial year.

P22/03#47

Herefordshire Local Plan 2021-2041 Strategic Spatial Options Consultation

To agree a response to the consultation.

The working group had drafted a consultation response that had been circulated to members. Herefordshire Council had agreed an extension to the deadline of comments to allow for this meeting.

Proposed: Councillor Winder
Unanimous

Seconded: Councillor Utting

RESOLVED: To approve submission of the draft response.

P22/03#48

Community Speed Watch

To consider taking part in the scheme.

RESOLVED: To support the scheme in principle and to arrange publicity on social media and in local press looking for a community group interested in taking on responsibility for the scheme with the support of the Town Council.

P22/03#49

Proposed Diversion of Footpath WA1 (Part) in the Parish of Walford

To consider letter received in relation to the Town Council's consultation response and agree how to proceed.

A meeting to discuss the proposed diversion had been requested by the applicant.

Proposed: Councillor Utting
Unanimous

Seconded: Councillor Winder

RESOLVED: That the applicant and/or representatives be invited to the next Planning and Development Sub-Committee meeting for the public participation item, for information only, with a maximum of 30 minutes allocated. It would be requested that all documentation be forwarded in advance of the meeting and details provided of how all of the concerns raised have been addressed. The Ramblers Association would be invited to attend.

P22/03#50

Correspondence

To receive the following correspondence:

- vii) Letter from residents enclosing copy of a representation on planning application 214146
- viii) Herefordshire Council – S106 agreement for planning application 140684
- iii) Letter from resident enclosing copy of a representation on Brampton Street Prohibition of Waiting Proposals

Received and noted.

P22/03#51

Date of next Meeting and Items for Consideration

The date of the next scheduled meeting - Tuesday 29th March 2022.

Items for discussion: Planning applications 220462 and 220567. Proposed diversion of footpath WA1 (Part) in the parish of Walford.

There being no further business the meeting closed at 8.42pm

Signed

Chairman

Date



Ross-on-Wye Town Council

Minutes of the Planning & Development Sub-Committee Meeting held on Tuesday 29th March 2022 at 7.00pm at The Corn Exchange, Ross-on-Wye

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

There were 7 members of the public present

P22/03#52 Apologies for Absence
[Local Government Act 1972 s85 \(1\)](#)
Cllr J Utting.
RESOLVED: To accept the apologies given.

P22/03#53 Declarations Of Interest
[Local Authorities \(Model Code of Conduct\)](#)
None.

P22/03#54 Applications for Dispensations
None.

P22/03#55 Public Participation
[Standing Orders Clause 3 \(e, f, g & h\)](#)

To receive information on the Proposed Diversion of Footpath WA1 (Part) in the Parish of Walford (For information only. Maximum of 30 minutes)

Rosalind Andrews from Harrison Clark Rickerbys gave a presentation on the proposed diversion, suggested changes to the proposed route and to address the issues raised in the Town Council's objection to the proposed diversion. Following the presentation she invited comments and questions.

Members of the public were invited to speak and the Chairman extended the public participation session to 30 minutes excluding the presentation.

Points raised by members of the public were:

- The reports by the Landowner of vandalism were disputed as there were allegedly no police reports to support claims of vandalism. Ms Andrews disagreed as she has a list of incident numbers relating to this.
- The proposed new circular route formed by the proposal was not the most beneficial circular route that could be created.
- Flooding cited on the existing route was disputed as it is claimed the flooding is on another part of the path, not on the Cubberley Estate.
- Accessibility issues relating to the bridge – the bridge could be adapted for users.
- Farm workers smoking on the path was not felt to be an issue.
- Why the diversion of the footpath was being sought was queried.

- The proposed alternative route was welcomed as an additional route, but not as an alternative.
- The existing path has been there for 150 years with no issues previously.
- Users are happy with the existing route and want it to remain.
- The suggestion by Ms Andrews that the path had been closed for a period of time was disagreed with – the path had been intentionally blocked, not officially closed.
- The route being blocked had stimulated interest in the route.
- A resident living adjacent to the proposed alternative route objects to the proposed alternative and is concerned about the proposals.
- The existing route, rather than being an invasion of privacy for farm workers living adjacent to the path as suggested by Ms Andrews, provides a convenient route for them to walk to Ross.

Ms Andrews agreed to take the views expressed back to her client and should the applicant wish to submit an application to Herefordshire Council there would be a formal consultation in due course.

7.53pm Ms Andrews and five members of the public left the meeting.

P22/03#56

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 1st March 2022.

RESOLVED: That the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 1st March 2022 be signed as a correct record.

P22/03#57

Outstanding Actions

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

All outstanding actions have been completed.

P22/03#58

Applications to be considered

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

The Chairman moved the following planning application to the top of this item.

[P213198/F - Planning Permission](#)

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

Recommendation: Members have no objection to this application.

8.08pm One member of the public left the meeting.

[Ross East Ward](#)

[P220462/F - Planning Permission](#)

Ross-on-Wye Town, Ross East, Hildersley Farm Hildersley Ross-on-Wye Herefordshire HR9 7NW, Proposed change of use of barn from offices to two dwellings and associated works.

Recommendation: Members have no objection to this application.

[P220730/FH - Full Householder](#)

Ross-on-Wye Town, Ross East, Hope Cottage Camp Road Ross-On-Wye Herefordshire HR9 5NJ, Single storey extensions to dwelling.

Recommendation: Members have no objection to this application.

[P220732/FH - Full Householder](#)

Ross-on-Wye Town, Ross East, South Gate Tudor Street Ross-On-Wye Herefordshire HR9 5PS, First floor extension, single storey extension and forming gabled main roof.

Recommendation: Members have no objection to this application.

[P214451/F - Planning Permission](#)

Ross-on-Wye Town, Ross East, 10-11 Gloucester Road Ross-On-Wye Herefordshire HR9 5BY, Change of use of basement and first floor to apartments, alterations to retail area and associated works. (Amended documentation).

Recommendation: Members have no objection to this application.

[P220895/FH - Full Householder](#)

Ross-on-Wye Town, Ross East, 2 Hillfield Villas Chase Road Ross-On-Wye Herefordshire HR9 5JH, Proposed demolition of existing incomplete storage building. Proposed new single storey garden room/studio/storage building.

Recommendation: Members have no objection to this application.

[Ross West Ward](#)

[P212056/F - Planning Permission](#)

Ross-on-Wye Town, Ross West, Ross Rowing Club, Boat House Rope Walk Ross-On-Wye Herefordshire HR9 7BU, Proposal to repair existing river steps at Ross Rowing Club. (Amended and additional documentation).

Recommendation: Members support this application.

[Ross North Ward](#)

[P220567/FH - Full Householder](#)

Ross-on-Wye Town, Ross North, 3 Three Crosses Road Ross-On-Wye Herefordshire HR9 7HA, Proposed extension and alterations.

Recommendation: Members have no objection to this application.

[P220787/RM - Approval of Reserved Matters](#)

Ross-on-Wye Town, Ross North, St Mary's Garden Village Land East of A40 Ross-on-Wye Herefordshire HR9 6GX, Reserved matters following outline approval 194403/O. Erection of 17 dwellings together with associated development Phase 4C (all matters reserved except access).

RESOLVED: That the Deputy Town Clerk request an extension to the deadline for comments to allow for the next meeting.

8.31pm Councillor Cutter left the meeting.

viii) Planning applications 220937 and 221031 had been received since the agenda had been published and an extension to the deadline for comments to allow representations to be considered at the next meeting would be requested.

ix) Noted: [P220407/XA2 - PP - Approval of details reserved by condition](#) Ross-on-Wye Town, Ross West, Land off Middleton Avenue Ross on Wye Herefordshire, Application for approval of details reserved by condition 3 attached to planning permission 193478. Herefordshire Council are not accepting comments on this application.

iii) Noted: [P220630/AM - Non Material Amendment](#)

Ross-on-Wye Town, Ross North, Land East of A40 Ross on Wye Herefordshire HR9 6GX, Proposed non-material amendment to planning permission ref 140684 (Development of up to 290 dwellings, including affordable housing, public open space, access, landscaping, ground modelling and associated works) - Revised landscaping plan & planting schedule. Herefordshire Council are not accepting comments on this application.

P22/03#60

Notifications

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

RESOLVED: To receive and note the decisions.

P22/03#61

Speed Indicator Device (SID)

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

P22/03#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.

P22/03#63

Ross-on-Wye Design Guide (on hold until Herefordshire Council provide an update)

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

None.

P22/03#64

Extraordinary Market Towns Maintenance Fund

To agree a plan of works and priorities for the 2021/22 and 2022/23 funding for recommendation to the Management Committee.

8.45pm Standing Orders were suspended to allow a member of the public to address the Sub-Committee.

8.51pm Standing Orders were reinstated.

Following the meeting with BBLP on 3rd March a map showing potential projects that could be carried out with the funding, along with costs had been provided by BBLP. The resurfacing options suggested by the Town Council had been incorporated and to carry out the resurfacing projects identified would cost in the region of £300,000, which is within the £350,000 funding provided for 2021/22 and 2022/23. The costings are estimates and could be subject to change dependent on external factors and the exact extents of the roads resurfaced. If

the resurfacing of the suggested areas is the agreed priority of the Town Council, the remaining £50,000 of funding could be used as a contingency and any residual money could be used towards additional small works, or BBLP had suggested consideration be given at numbers 1,4,9 and 11 on the map, where a resurfacing scheme does not cover the full length of a road, as to whether any of these schemes should be extended, where appropriate, to make it more economical.

Proposed: Councillor Winder
Unanimous

Seconded: Councillor Ciolte

RESOLVED: To recommend to the Management Committee that the priority for the funding for 2021/22 and 2022/23 be the resurfacing projects identified and detailed in the map provided by BBLP at a cost in the region of £300,000. The Deputy Clerk would enquire with BBLP as to the cost to extend the schemes at the locations of 1, 4, 9 and 11 in order for the Management Committee to consider this, once costs are known.

A motion to extend the meeting by 10 minutes was proposed.

Proposed: Councillor Roberts
Unanimous

Seconded: Councillor Winder

P22/03#65

Consultation on the Environmental Building Standards Supplementary Planning Document

To agree a response to the consultation.

RESOLVED: Not to submit a response.

P22/03#66

Consultation on Moving Traffic Enforcement

To agree a response to the consultation for recommendation to the Management Committee.

RESOLVED: Not to submit a response.

P22/03#67

Public Path Diversion Order

To consider comments on proposals for Footpaths WA19 (Part) in the Parish of Walford, RR11 (Part) in the parish of Ross Rural and WUP33 in the Parish of Western Under Penyard.

RESOLVED: That members support the application.

8.55pm Councillor Roberts declared a Schedule 2 interest in agenda item P22/06#68 due to the owner being a personal friend and left the meeting.

P22/03#68

Notification of Application for a Variation of Premises Licence for The Kings Head Hotel, Ross-on-Wye

To agree comments on the application.

RESOLVED: Not to submit any comments on the application.

8.57pm Councillor Roberts returned to the meeting.

P22/03#69

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

To note recommendation made under delegated authority.

Further to consultation with members, no comments were submitted. The application had been supported by the Town Council at an earlier stage of the consultation.

RESOLVED: To receive and note the recommendation.

P22/03#70

Correspondence

To receive the following correspondence:

- ix) Cllr Paul Symonds – Email with update from the planning enforcement officer visiting Chase Hotel re. tree works
- x) Balfour Beatty – Hereford Trail support
- iii) Herefordshire Council – Section 106 Portfolio of works update
- iv) Herefordshire Council – Notification of provisionally served TPO at Cradoc House, Ross-on-Wye

RESOLVED: To receive and note the correspondence.

P22/03#71

Date of next Meeting and Items for Consideration

The date of the next scheduled meeting - Tuesday 26th April 2022.

Items for discussion: Planning applications 220937, 221031 and 220787.

There being no further business the meeting closed at 9.01pm

Signed Chairman

Date



Ross-on-Wye Town Council

Minutes of the Planning & Development Sub-Committee Meeting held on Tuesday 26th April 2022 at 7.00pm at The Corn Exchange, Ross-on-Wye

Present: Councillors: Cllr J Winder (Chair), Cllr D Ravenscroft, Cllr J Roberts
In attendance: Carla Boyles – Deputy Town Clerk
There was one member of the public present

P22/04#72

Apologies for Absence

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

Cllr P Cutter and Cllr J Utting.

RESOLVED: To accept the apologies given.

Absent: Cllr D Ciolte

P22/04#73

Declarations Of Interest

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

None.

P22/04#74

Applications for Dispensations

None.

P22/04#75

Public Participation

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

None.

P22/04#76

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 29th March 2022.

RESOLVED: That the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 29th March 2022 be signed as a correct record.

P22/04#77

Outstanding Actions

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

All outstanding actions have been completed. The resurfacing with the Extraordinary Market Town Funding had been approved for the projects identified with any extension to the schemes to be considered by Full Council.

P22/04#78

Applications to be considered

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

Ross East Ward

P221031/K - Works to Trees in a Conservation Area

Ross-on-Wye Town, Ross East, St Josephs Roman Catholic Primary School Walford Road Ross-On-Wye Herefordshire HR9 5AW, T1 Sycamore - reduce canopy overhanging building by approximately one third by selective thinning and shortening of canopy to prevent encroachment and reduce risk of branch failure onto building.

Recommendation: Members have no objection to this application.

P220937/F - Planning Permission

Ross-on-Wye Town, Ross East, 23 Station Street Ross-on-Wye Herefordshire HR9 7AG, Proposed change of use of first floor to 3 self contained holiday apartments and external staircase.

Recommendation: Members have no objection to this application, subject to three of the existing parking spaces being allocated to the holiday lets when in occupation.

P221146/F - Planning Permission

Ross-on-Wye Town, Ross East, Dev 1 Land Adjacent to Chase View Veterinary Clinic Hildersley Herefordshire HR9 7NJ, Proposed construction of single storey detached 3 bedroom bungalow with associated garage and landscaping.

Recommendation: Members have no objection to this application.

P221186/FH - Full Householder

Ross-on-Wye Town, Ross East, 6 Penyard Villas Weston Grove Ross-On-Wye Herefordshire HR9 5LX, Proposed extension and alterations.

Recommendation: Members have no objection to this application.

P221110/FH - Full Householder

Ross-on-Wye Town, Ross East, Brendon Weston Grove Ross-On-Wye Herefordshire HR9 5LU, Proposed single storey rear extension & conversion of loft.

Recommendation: Members have no objection to this application.

Ross West Ward

P221137/U - Certificate of Lawfulness (CLEUD)

Ross-on-Wye Town, Ross West, Foxglove Cleeve Lane Ross-On-Wye Herefordshire HR9 7TB, Certificate of Lawfulness for occupation of Foxgloves Cottage as a C3 dwelling constituting a material change of use.

Recommendation: No comments would be submitted as there is no documentation with the application.

P221198/FH - Full Householder

Ross-on-Wye Town, Ross West, 4 The Homs Homs Road Ross-On-Wye Herefordshire HR9 7DG, Proposed two storey rear extension and single storey side extension.

Recommendation: Members have no objection to this application.

Ross North Ward

P220787/RM - Approval of Reserved Matters

Ross-on-Wye Town, Ross North, St Mary's Garden Village Land East of A40 Ross-on-Wye Herefordshire HR9 6GX, Reserved matters following outline approval 194403/O. Erection of 17 dwellings together with associated development Phase 4C (all matters reserved except access).

Recommendation: Members object to this application. The comments of the landscape officer and highways officer are supported.

P221048/J - Works to trees covered by TPO

Ross-on-Wye Town, Ross North, The Limes Ledbury Road Ross-On-Wye Herefordshire HR9 7BG, G1- 2 x Limes to right of garage- fell to ground. G2- 7 trees to crownlift Crown lift one at front right corner of garage to gain 2-3m clearance, Crown lift 5 roadside trees to 5-6m to gain clearance over road chip and remove all wood and brush. Works to be done under the advice from the tree officer, in order to gain more light and manage trees for future retention.

Recommendation: Members object to the felling of the two trees, but have no objection to the crown lifting of the other trees.

P221097/V - Certificate of Lawfulness (CLOPD)

Ross-on-Wye Town, Ross North, Monticello Mount Pleasant Ross-On-Wye Herefordshire HR9 7AZ, Proposed Certificate of Lawfulness for a single storey rear extension

Recommendation: Members have no objection to this application.

P22/04#79

Further Applications

x) No planning applications had been received since the agenda had been published.

xi) Noted: [P220959/XA2 - PP - Approval of details reserved by condition](#)

Ross-on-Wye Town, Ross West, Land at Rope Walk Ross-On-Wye Herefordshire HR9 7DD, Application for approval of details reserved by conditions 3 and 5 attached to planning permission 182620. Herefordshire Council are not accepting comments on this application.

iii) Noted: [P220898/XA2 - PP - Approval of details reserved by condition](#)

Ross-on-Wye Town, Ross West, Land off Middleton Avenue Ross on Wye Herefordshire, Application for approval of details reserved by conditions 10 & 11 attached to planning permission. Herefordshire Council are not accepting comments on this application.

P22/04#80

Notifications

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

RESOLVED: To receive and note the decisions.

P22/04#81

Speed Indicator Device (SID)

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

It was noted that the V85 (the average speed of 85% of traffic) was 34mph. The report would be circulated to Insp. James Ashton, Herefordshire Rural Safer Neighbourhoods Team.

P22/04#82 **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.

P22/04#83 **Ross-on-Wye Design Guide (on hold until Herefordshire Council provide an update)**
To consider and update members on the progress of the Working Group and the development of a town Design Guide.
None.

8.01pm One member of the public joined the meeting.

P22/04#84 **Consultation on The Local Plan 2021-2041 Policy Options**
To agree a response to the consultation.

Drafting of a response was discussed. Herefordshire Council had indicated they would be willing to accommodate an extension to the deadline for comments to the next Sub-Committee meeting on 24th May 2022.

RESOLVED: To form a Working Group to draft a response with Cllr Winder as convener. Cllr Ravenscroft would be on the working group and the Deputy Town Clerk would email all Councillors inviting them to join.

P22/04#85 **Community Speed Watch**
To receive an update on a proposed scheme for Ross-on-Wye and to agree potential locations for the Community Speed Watch Team to scope for suitability.

The appeal for volunteers to start a Community Speed Watch in Ross-on-Wye had received several expressions of interest. The local policing team had been contacted regarding how to progress this and they had requested suggestions of locations that could be scoped for suitability.

RESOLVED: To suggest the four existing SID locations at Archenfield Road, Ledbury Road, Walford Road and Hildersley/A40, but at alternative times to the SID being in situ. Additional locations to be suggested were Brampton Street and Edde Cross Street.

P22/04#86 **Correspondence**
To receive the following correspondence:

- xi) The Planning Inspectorate – Copy of appeal decision and costs decision relating to River View, Wye Street, Ross-on-Wye
- xii) Herefordshire Council – Notification of Regulation 16 consultation for the Upton Bishop Neighbourhood Development Plan
- iii) Herefordshire Council – Links and presentation for the local plan meetings
- iv) Herefordshire Council – Vision for future investment in Herefordshire’s market towns

An additional item of correspondence received regarding street naming proposals at Hildersley would be responded to under the Clerk’s delegated powers as the deadline was prior to the next meeting and name proposals were suggested.

RESOLVED: To receive and note the correspondence.

P22/04#87

Date of next Meeting and Items for Consideration

The date of the next scheduled meeting - Tuesday 24th May 2022.

Items for discussion: Email from a resident regarding planning application 214146 and Land at Broadmeadows/Tanyard, Ross-on-Wye

There being no further business the meeting closed at 8.37pm

Signed Chairman

Date



Ross-on-Wye Town Council

Minutes of the Planning & Development Sub-Committee Meeting held on Tuesday 24th May 2022 at 7.00pm at The Corn Exchange, Ross-on-Wye

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

P22/05#88 Apologies for Absence

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

None.

Absent: Cllr P Cutter

P22/05#89 Declarations Of Interest

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

None.

P22/05#90 Applications for Dispensations

None.

P22/05#91 Public Participation

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

None.

P22/05#92 Election of Deputy Planning & Development Sub-Committee Chairman

Proposed: Councillor Winder
Unanimous

Seconded: Councillor Utting

RESOLVED: to appoint Councillor Ciolte to be the Deputy Sub-Committee Chairman.

P22/05#93 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 26th April 2022.

RESOLVED: That the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 26th April 2022 be signed as a correct record.

P22/05#94 Outstanding Actions

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

All outstanding actions have been completed. The resurfacing with the Extraordinary Market Town Funding had been approved for the projects previously identified with Full Council deciding there would be no extension to the schemes. The proposed locations for Community Speed Watch had been

passed on to the Police who would be risk assessing the locations in order to provide a response. Herefordshire Council had not accepted the street names proposed at the last meeting and were satisfied with the road names proposed by the developer. Members requested that a response to Herefordshire Council be submitted objecting to the name Rifleman Way and King Arthur Drive and replace them with Bedford Way and Gilpin Drive.

P22/05#95

Applications to be considered

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

Ross East Ward

P221511/K - Works to Trees in a Conservation Area

Ross-on-Wye Town, Ross East, St. Josephs Walford Road Ross-On-Wye Herefordshire HR9 5PQ, T1 - Cypress, remove low branch. T2 - Western Red Cedar, lift canopy to 4 m above ground level. T4 - Redwood adjacent to parking area No 1, remove heavily weighted low branch. T5 - Western Red Cedar fell to near ground level as possible.

Recommendation: Members have no objection to this application.

P221534/FH - Full Householder

Ross-on-Wye Town, Ross East, 12 Waterside Ross-On-Wye Herefordshire HR9 5LN, Proposed two storey side extension and alterations.

Recommendation: Members have no objection to this application.

P221587/J - Works to trees covered by TPO

Ross-on-Wye Town, Ross East, Cradoc House, First Floor Gloucester Road Ross-On-Wye Herefordshire HR9 5LR, T1 is a mature False Acacia growing to the rear of the property. It is approx. 13 m tall and spread is approx 10m. It overhangs the neighbouring rooftop and adjacent garden and shades out both adjacent garden and owner's garden. Applicant notes that the tree is toxic to animals such as dogs if ingested. Applicant would like to fell due to specimen outgrowing available space, causing excessive shading and unsuitable species for small garden. Applicant has planted a sizeable standard Birch of 5m in height in a position adjacent (within 2 metres) of the tree as a replacement tree. Applicant has also offered to plant a replacement tree on council land if required.

Recommendation: Members object to this application. This tree has only recently been subject to a Tree Preservation Order and there is no reason for this to change as there are no visible changes to the tree.

P22/05#96

Further Applications

xii) Planning application 221601 had been received since the agenda had been published and an extension had been requested.

xiii) Noted: **P221436/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 15 attached to planning permission 194403. Herefordshire Council are not accepting comments on this application.

iii) Noted: **P221437/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 16 attached to planning permission 194403. Herefordshire Council are not accepting comments on this application.

- iv) Noted: [P221378/XA2 - PP - Approval of details reserved by condition](#)
Ross-on-Wye Town, Ross East, Dev 1 Land At Hildersley Proposed Residential Development Of Up To 250 Dwellings With Ac A40 Hildersley To Weston Under Penyard Hildersley Herefordshire, Application for approval of details reserved by condition 8 attached to planning permission 150930. Herefordshire Council are not accepting comments on this application.
- v) Noted: [P221363/V - Certificate of Lawfulness \(CLOPD\)](#)
Ross-on-Wye Town, Ross West, Amberley Walford Road Ross-On-Wye Herefordshire HR9 5PQ, Application for a Certificate of Lawfulness for a proposed single storey extension to dwelling. Herefordshire Council are not accepting comments on this application.
- vi) Noted: [P221260/XA2 - PP - Approval of details reserved by condition](#)
Ross-on-Wye Town, Ross East, Hildersley Farm A40 Hildersley To Weston Under Penyard Hildersley Herefordshire HR9 7NW, Application for approval of details reserved by conditions 3 & 6 attached to planning permission 210374. Herefordshire Council are not accepting comments on this application.
- vii) Noted: [P221266/XA2 - PP - Approval of details reserved by condition](#)
Ross-on-Wye Town, Ross North, Former Railway Embankment Broadmeadows Industrial Estate Ross-on-Wye Herefordshire, Application for approval of details reserved by conditions 4 & 5 attached to planning permission 211023. Herefordshire Council are not accepting comments on this application.
- viii) Noted: [P221497/XA2 - PP - Approval of details reserved by condition](#)
Ross-on-Wye Town, Ross North, Somerfield Distribution Depot Netherton Road Ross-On-Wye Herefordshire HR9 7QQ, Application for approval of details reserved by condition 4 attached to planning permission 194205. Herefordshire Council are not accepting comments on this application.

P22/05#97

Notifications

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

RESOLVED: To receive and note the decisions.

P22/05#98

Speed Indicator Device (SID)

To receive and consider the SID traffic report information for April 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.

P22/05#99

Heads of Terms Agreement S106 – Planning Obligations

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

Details of a presentation on S106 by Justine Burnett from Herefordshire Council were given. The S106 wishlist would be reviewed at the Planning and Development Sub-Committee meeting in July 2022.

P22/05#100

Ross-on-Wye Design Guide (on hold until Herefordshire Council provide an update)

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

Due to recent correspondence regarding the land at Broadmeadows/Tanyard, an update had been requested. Unfortunately Herefordshire Council's bid for Design Pilot 2 was not successful. Therefore at this stage they are not progressing with a

masterplan design code for the site. The Local Plan 2021-2041 Place Shaping consultation due to commence mid-June is anticipated to include this area within the options, therefore there is the potential for future inclusion within the new Local Plan. The Town Council will be notified of the consultation event and the Place Shaping Paper consultation in due course.

P22/05#101 Consultation on The Local Plan 2021-2041 Policy Options

To agree a response to the consultation.

RESOLVED: To submit the response drafted by the Working Group, subject to minor amendments.

P22/05#102 Land at Broadmeadows/Tanyard, Ross-on-Wye

- i) To consider the proposed concept framework for land at Broadmeadows/Tanyard, Ross-on-Wye: Mixed use development consisting of employment and residential development.*
- ii) To receive report from Place Studio.*
- iii) To consider approval of a recommendation to Management Committee to engage planning consultants.*

Members discussed the proposed concept framework and a report from Place Studio.

Proposed: Councillor Winder
Unanimous

Seconded: Councillor Roberts

RESOLVED: To make a recommendation to Management Committee that an initial budget of £5,000 from reserves be allocated to engage planning consultants in relation to land at Broadmeadows/Tanyard, Ross-on-Wye and to liaise with Herefordshire Council.

P22/05#103 Correspondence

To receive the following correspondence:

- xiii) Member of the public – Letter regarding Rosemount, Brampton Road
- xiv) Cllr Chris Bartrum – Copy of email to Herefordshire Council re. street naming

An additional item of correspondence received regarding maintenance work on the M50 junction 4 to junction 3 was received.

RESOLVED: To receive and note the correspondence.

P22/05#104 Date of next Meeting and Items for Consideration

The date of the next scheduled meeting - Tuesday 21st June 2022.
Items for discussion: None.

There being no further business the meeting closed at 8.16pm

Signed Chairman Date



Ross-on-Wye Town Council

Minutes of the Planning & Development Sub-Committee Meeting held on Tuesday 21st June 2022 at 7.00pm at The Corn Exchange, Ross-on-Wye

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

P22/06#105 **Apologies for Absence**
[Local Government Act 1972 s85 \(1\)](#)
Councillor J Utting, Councillor J Roberts.

P22/06#106 **Declarations Of Interest**
[Local Authorities \(Model Code of Conduct\)](#)
None.

P22/0#107 **Applications for Dispensations**
None.

P22/06#108 **Public Participation**
[Standing Orders Clause 3 \(e, f, g & h\)](#)
None.

P22/06#109 **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 24th May 2022

RESOLVED: That the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 24th May 2022 be signed as a correct record.

P22/06#110 **Outstanding Actions**
To receive, review and agree priorities in relation to outstanding actions

All outstanding actions have been completed.

P22/06#111 **Applications to be considered**
To approve recommendations on the following applications for determination by Herefordshire Council:

Ross East Ward

P221601/F - Planning Permission

Ross-on-Wye Town, Ross East, Cherrington Ryefield Road Ross-On-Wye Herefordshire HR9 5LS, Change of use from double garage, stores and office to additional accommodation, including use as a holiday let. Addition of rooflights and replacement of garage door with French doors and windows.

Recommendation: Members have no objection to this application.

[P221624/FH - Full Householder](#)

Ross-on-Wye Town, Ross East, Crossways Sussex Avenue Ross-On-Wye Herefordshire HR9 5AJ, Retention of render of bungalow and of single storey side extension (retrospective).

Recommendation: Members have no objection to this application.

[Ross North Ward](#)

[P221605/RM - Approval of Reserved Matters](#)

Ross-on-Wye Town, Ross North, 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 to this application.

[P221657/FH - Full Householder](#)

Ross-on-Wye Town, Ross North, 15 Oaklands Court Ross-On-Wye Herefordshire HR9 7HD, Proposed removal of conservatory and replacement with single storey extension.

Recommendation: Members have no objection to this application.

[Ross West Ward](#)

[P221725/FH - Full Householder](#)

Ross-on-Wye Town, Ross West, 2 Corinium Road Ross-On-Wye Herefordshire HR9 5UQ, Proposed replacement front porch.

Recommendation: Members have no objection to this application.

P22/06#112

Further Applications

xiv) Planning applications 221908 and 221829 had been received since the agenda had been published and deadline extensions would be requested.

Noted: [P221712/V - Certificate of Lawfulness \(CLOPD\)](#)

Ross-on-Wye Town, Ross East, 25 The Glebe Hildersley Ross-On-Wye Herefordshire HR9 5BL, Application for a Lawful Development Certificate for the proposed conversion of half of internal garage into new study. Garage door removed to be replaced with window as per plans. Side door moved. Herefordshire Council are not accepting comments on this application.

P22/06#113

Notifications

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

RESOLVED: To receive and note the decisions.

P22/06#114

Speed Indicator Device (SID)

To receive and consider the SID traffic report information for May 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. There would be no report for June as there are roadworks taking place on Walford Road.



Ross-on-Wye Town Council

Minutes of the Planning & Development Sub-Committee Meeting held on Tuesday 19th July 2022 at 7.00pm at The Corn Exchange, Ross-on-Wye

Present: Councillors: Cllr J Winder (Chair), Cllr D Ravenscroft and Cllr J Roberts
In attendance: Carla Boyles – Deputy Town Clerk
There were two members of the public present

P22/07#121 Apologies for Absence

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

Councillor J Utting, Councillor D Ciolte and Councillor P Cutter.

P22/07#122 Declarations Of Interest

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

None.

P22/07#123 Applications for Dispensations

None.

P22/07#124 Public Participation

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

None.

P22/07#125 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 21st June 2022

RESOLVED: That the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 21st June 2022 be signed as a correct record.

P22/07#126 Outstanding Actions

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

All outstanding actions have been completed.

P22/07#127 Applications to be considered

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

Ross East Ward

P221829/F - Planning Permission

Ross-on-Wye Town, Ross East, Unit 2, Chase Industrial Estate Alton Road Ross-On-Wye Herefordshire HR9 5WA, Proposed extension to rear of building to form additional office/work space.

Recommendation: To submit a general comment requesting that the PROW officer carries out a site visit to look at the concerns raised by the Ramblers Association and ensure the path will be fully accessible e.g. for double buggies.

[P222025/L - Listed Building Consent](#)

Ross-on-Wye Town, Ross East, Rosswyn House High Street Ross-on-Wye Herefordshire HR9 5BZ, Proposed replacement windows to front elevation at ground and first floor levels.

Recommendation: Members have no objection to this application.

[Ross North Ward](#)

[P221983/J - Works to trees covered by TPO](#)

Ross-on-Wye Town, Ross North, Ross Court Retirement Home Over Ross Close Ross-On-Wye Herefordshire HR9 7BQ, Proposed works to group of Cypresses G8 with major limb failure, need to be reduced by 50% to avoid the remaining limbs failing.

Recommendation: Members have no objection to this application, providing the birds and bats are being considered.

[P222068/FH - Full Householder](#)

Ross-on-Wye Town, Ross North, Perivale Second Avenue Greytree Ross-On-Wye Herefordshire HR9 7HT, Single storey rear extension and associated works.

Recommendation: Members have no objection to this application.

[Ross West Ward](#)

[P221908/FH - Full Householder](#)

Ross-on-Wye Town, Ross West, Amberley Walford Road Ross-On-Wye Herefordshire HR9 5PQ, Single storey extension to dwelling (part retrospective).

Recommendation: Members have no objection to this application.

[P222179/K - Works to Trees in a Conservation Area](#)

Ross-on-Wye Town, Ross West, Land at Kyrle Place Ross-on-Wye Herefordshire HR9 7RW, Proposed works to: Large fir tree between the back gardens of nos:7 and 8 needs to be cut down. There is a tree in the communal alleyway between nos:5 and 6 where the roots have made the paving slabs a trip hazard so it also needs to be removed. The six trees in the car park just need to be pollarded.

Recommendation: Members object to this application. The fir tree to the rear gardens of No. 8 is a very healthy tree and is part of the townscape from Red Meadow car park and the Town Council object to this being removed. The cherry tree in the alleyway has lifted some paving slabs but some ground work could rectify this issue without the removal of this tree. The 6 trees in the car park - the same request was made a couple of years ago. The trees are healthy and not creating any obstructions, therefore the Town Council disagree with the need for any pollarding.

7.24pm

One member of the public joined the meeting.

[P222083/F - Planning Permission](#)

Ross-on-Wye Town, Ross West, 46 New Street Ross-On-Wye Herefordshire HR9 7DA, Proposed change of use of redundant commercial premises, partial demolition, reconstruction and two storey and single storey extension of The Coach House to form 3 bed ancillary living accommodation, garage, workshop, WC and log store, associated with the adjacent detached dwelling approved by Planning Permission ref 212026. Erection of lean to greenhouse & potting shed within the courtyard walled garden and landscaping works.

Recommendation: Members support this application.

[P222084/L - Listed Building Consent](#)

Ross-on-Wye Town, Ross West, 46 New Street Ross-On-Wye Herefordshire HR9 7DA, Proposed change of use of redundant commercial premises, partial demolition, reconstruction and two storey and single storey extension of The Coach House to form 3 bed ancillary living accommodation, garage, workshop, WC and log store, associated with the adjacent detached dwelling approved by Planning Permission ref 212026. Erection of lean to greenhouse & potting shed within the courtyard walled garden and landscaping works.

Recommendation: Members support this application.

[P222067/L - Listed Building Consent](#)

Ross-on-Wye Town, Ross West, 46 New Street Ross-On-Wye Herefordshire HR9 7DA, Proposed additional alterations and repairs subsequent to approval of LBC application ref 212454 in relation solely to main house.

Recommendation: Members support this application.

[P222082/F - Planning Permission](#)

Ross-on-Wye Town, Ross West, 46 New Street Ross-On-Wye Herefordshire HR9 7DA, Proposed variation of condition 2 of planning permission 212026 (Change of use of commercial business premises (Class E) to a single dwelling (Class C3) together with associated alterations and repairs) - To allow previously approved drawings ref 7645.02a & 03 to be superseded by proposed drawing 7645.16.

Recommendation: Members support this application.

[P221713/L - Listed Building Consent](#)

Ross-on-Wye Town, Ross West, Raglan House Broad Street Ross on Wye Herefordshire, Proposed conversion of restaurant, kitchen and vetting rooms to a shop/café and three 2 bedroom flats.

Recommendation: Members support this application.

[P221664/F - Planning Permission](#)

Ross-on-Wye Town, Ross West, Raglan House Broad Street Ross on Wye Herefordshire HR9 7EA, Proposed conversion of restaurant, kitchen and vetting rooms to a shop/café and three 2 bedroom flats.

Recommendation: Members support this application.

P22/07#128

Further Applications

xv) Planning applications 222263 and 222235 had been received since the agenda had been published and deadline extensions would be requested.

ii) Noted: [P221976/XA2 - PP - Approval of details reserved by condition](#)

Ross-on-Wye Town, Ross East, Land At Hildersley Proposed Residential Development Of Up To 250 Dwellings With Ac A40 Hildersley To Weston Under Penyard Hildersley Herefordshire, Application for approval of details reserved by condition 11 attached to planning permission 210374. Herefordshire Council is not accepting comments on this application.

iii) Noted: [P221965/XA2 - PP - Approval of details reserved by condition](#)

Ross-on-Wye Town, Ross East, Land at 9 Gloucester Road Ross-on-Wye Herefordshire, Application for approval of details reserved by condition 6 attached to planning permission 220173/F. Herefordshire Council is not accepting comments on this application.

iv) Noted: [P221929/XA2 - PP - Approval of details reserved by condition](#)

Ross-on-Wye Town, Ross North, Land east of the A40 Ross on Wye Herefordshire, Application for approval of details reserved by condition 9 attached to planning permission 212925. Herefordshire Council is not accepting comments on this application.

v) Noted: [P222015/K - Works to Trees in a Conservation Area](#)

Ross-on-Wye Town, Ross East, Land at Deanhill Park adjacent to Sussex Avenue Ross-on-Wye Herefordshire, T2 is small Lime tree in Deanhill Park adjacent to Sussex Avenue to approx. 16m. Applicant would like to crown lift to 4m, also to remove limb over waste bin and reduce limb above this one. This is in the interest of tree management. T3 is also in Deanhill Park. Opposite the entrance to the Hospital. It is a twin -stemmed included fork Birch where one of the stems has been reduced. Applicant would like to reduce taller stem by 2.5m to prevent included fork from failing. (The applicant is Ross-on-Wye Town Council)

vi) Noted: [P221984/K - Works to Trees in a Conservation Area](#)

Ross-on-Wye Town, Ross West, Footpath at The Lower Rope Walk, adjacent to Wilton Road Ross-on-Wye Herefordshire, T1 is a mature White Poplar standing on the banks of the River Wye adjacent to Wilton road. It stands at 26m high and approx 25m across the canopy. It has 1 large limb over the river. Applicant would like to reduce canopy overall by 2.5-3m to reduce wind loading on the canopy and pressure on the already exposed root-plate. This would help prevent the tree falling into the river as this would disturb the river bank. Also to remove large limb over river to counteract slight lean. (The applicant is Ross-on-Wye Town Council)

The Chairman brought forward item P22/07#134. Proposed by Cllr J Roberts, seconded by Cllr J Winder and agreed unanimously.

P22/07#134

Buses4Us Proposal

To consider a recommendation to Management Committee to support the re-introduction of a regular bus service between Ross-on-Wye and Ledbury and via Newent with the pledge of a £26,000 contribution towards first year running costs

7.36pm Standing Orders were suspended to allow a member of the public to address the Sub-Committee. Proposed by Cllr J Roberts, seconded by Cllr J Winder and agreed unanimously.

8.02pm Standing Orders were reinstated.

Proposed: Councillor Roberts
Unanimous

Seconded: Councillor Ravenscroft

RESOLVED: Members requested further information on the proposals. Therefore, the recommendation to the Management Committee would be to consider supporting the reintroduction of a regular bus service between Ross-on-Wye and Ledbury and via Newent with the pledge of a £26,000 contribution

towards first year running costs, subject to consideration of additional data on projected user numbers and costs, with details of how they had been derived. This information would need to be received in advance of the September Management Committee meeting.

8.09pm One member of the public left the meeting.

P22/07#129 Notifications

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

RESOLVED: To receive and note the decisions.

P22/07#130 Heads of Terms Agreement S106 – Planning Obligations

i) To consider any relevant plans applicable and confirm the Sub-committee's views regarding priorities for the allocation of funds

None applicable.

ii) To note S106 monies received by Herefordshire Council in relation to land at Hildersley Farm, Hildersley

Noted.

iii) To review the S106 wish list and approve any amendments

RESOLVED: That no amendments were required to the S106 wish list.

8.15pm One member of the public joined the meeting.

P22/07#131 Herefordshire Local Plan 2021-2041 – Place Shaping Consultation

i) To agree a response to the Place Shaping Options consultation for Ross-on-Wye

8.24pm Standing Orders were suspended to allow a member of the public to address the Sub-Committee.

8.29pm Standing Orders were reinstated.

Proposed: Councillor Roberts
Unanimous

Seconded: Councillor Winder

RESOLVED: That rather than respond to the questions posed in the questionnaire, a letter of objection be submitted to Herefordshire Council stating the following: Ross-on-Wye Town Council objects to the proposals for Ross-on-Wye in the Local Plan 2021-2041 Place Shaping Options consultation and believes the development of 1500 additional houses for Ross-on-Wye is inappropriate for the following reasons:

- **Climate Change – with poor public transport provision and a lack of access to rail transport in Ross, delivering such a large number of additional housing in Ross will have a detrimental impact on the environment as car use will be increased.**
- **Ross-on-Wye is the only Market Town in an AONB. Development on the scale and in the locations proposed will have a negative impact on the landscape as well as exacerbating the River Wye pollution issues, which have recently been increasing dramatically.**

- These proposals would breach the Ross-on-Wye Neighbourhood Development Plan settlement boundary. The plan only went to referendum and was adopted recently (2021), yet it has been disregarded. Herefordshire Council encourages Towns and Parishes to engage with the Neighbourhood Planning process by citing the importance of creating a plan to influence development in your local area. These proposals completely disregard the wishes of the residents of Ross.
- Ross-on-Wye has delivered in excess of the current Local Plan allocation, but this hasn't been taken into account. There is a lack of infrastructure to support an additional 1500 houses in addition to current commitments and those already delivered during the current plan period.
- There is poor connectivity for any development East of the A40. This has previously been cited by Herefordshire Council as being a consideration for refusing development in this area.
- Area 4 (Broadmeadows/Tanyard) is an extremely significant and complex site and the Town Council is supportive of this site being developed, but it requires a holistic approach, rather than piecemeal development.

Members requested that the response be sent to the local press, posted on social media and sent to the Cabinet Member, Councillor Liz Harvey.

- ii) *To consider Call for Sites and any sites to put forward for consideration for Gypsy and Traveller accommodation*

RESOLVED: That no response be submitted.

P22/07#132

Land at Broadmeadows/Tanyard, Ross-on-Wye

- i) *To consider engagement of planning consultants in relation to land at Broadmeadows/Tanyard, Ross-on-Wye*
- ii) *To agree scope of works for planning consultants and next steps*

An outline proposal from Place Studio to provide professional support had been provided and broken down into three stages. Stage 1 consisted of scoping works, Stage 2, masterplan development and Stage 3, a final report. Each stage detailed costs relating to the stage and the total cost for all three stages is £5,120, excluding travel and other expenses. The budget allocated from the Management Committee for this project is £5,000.

Proposed: Councillor Winder
Unanimous

Seconded: Councillor Roberts

RESOLVED: This project is considered an extension of the work undertaken on the Neighbourhood Development Plan, therefore based on this and in accordance with the Standing Orders and Financial Regulations rules on contracts and procurement, it was agreed that Place Studio would undertake the work required, subject to approval of a recommendation to Management Committee to authorise the additional expenditure required. Stage 1 of the outline proposal would proceed, with the Deputy Clerk to arrange a meeting with Persimmon and Herefordshire Council in attendance.

P22/07#133

Town Clerk's Delegated Powers.

[Local Government Act 1972 s101](#)

The Deputy Town Clerk will give details of any matters dealt with under delegated powers since the last meeting.

- i) *Ross Enterprise Park: Letter sent on behalf of Ross-on-Wye Town Council to support the Herefordshire Council bid to the Government's Levelling Up Fund for the funds to deliver the infrastructure that is needed to open up Ross Enterprise Park for development*

RESOLVED: That the matters dealt with under delegated powers since the last meeting be noted.

P22/07#135 **Street Naming Development Land at Three Crosses**
To agree a road name to suggest for the new phase of street naming

RESOLVED: To suggest the name Skylark Lane.

P22/07#136 **Walford Neighbourhood Development Plan**
To consider comments on the Regulation 16 consultation

RESOLVED: Not to comment on the consultation.

P22/07#137 **Correspondence**
To receive the following correspondence:
xix) Member of the public – copy of emails to Herefordshire Council re.
property on Chase Road
xx) ADL Traffic and Highways Engineering Ltd – Re. TRO investigations for the
area in the vicinity of JKHS, Ross-on-Wye
xxi) Herefordshire Council – Update on street naming

RESOLVED: To receive and note the correspondence.

P22/07#138 **Date of next Meeting and Items for Consideration**
The date of the next scheduled meeting - Tuesday 16th August 2022.
Items for discussion: None.

There being no further business the meeting closed at 8.56pm

Signed

Chairman

Date



Ross-on-Wye Town Council

Minutes of the Planning & Development Sub-Committee Meeting held on Tuesday 16th August 2022 at 7.00pm at The Corn Exchange, Ross-on-Wye

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

There were five members of the public present

P22/08#139 Apologies for Absence

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

None.

Absent: Cllr D Ciolte

P22/08#140 Declarations Of Interest

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

None.

P22/08#141 Applications for Dispensations

None.

P22/08#142 Public Participation

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

Three residents of St Mary's Garden Village spoke on behalf of those present to object to the four planning applications from McDonalds Restaurants. The concerns raised related to:

- Congestion
- Trade in Ross town centre would be adversely affected
- It is contrary to the Ross Neighbourhood Development Plan
- Infrastructure improvements are required
- It would be detrimental to Ross and the surrounds in general
- The site should be retained for the additional housing already approved
- McDonalds are usually on retail parks or service stations, not in residential areas and should remain that way
- Despite the applicant saying that residents have been consulted and concerns addressed, this is not true
- Concerns raised have not been addressed because they cannot be
- Ross needs houses and improved infrastructure, not another fast food restaurant – the Housing Needs Assessment indicates Ross needs an additional 133 houses per year
- Additional jobs for the area cited, however there are currently nearly 400 job vacancies in Ross, including at fast food restaurants
- St Mary's Garden Village is privately maintained, with residents required to pay a management fee – the facilities paid for by residents would be impacted
- A document outlining the concerns raised was provided

Copies of written representations received were available to members and representations from McDonalds and residents were read out by the Chairman.

P22/08#143 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 19th July 2022

RESOLVED: That the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 19th July 2022 be signed as a correct record.

P22/08#144 Outstanding Actions

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

All outstanding actions have been completed or are in hand.

P22/08#145 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 four applications together and vote en bloc.

P222308/A - Advertisement Consent

Ross-on-Wye Town, Ross North, Land at Gloucester Road (A40 A449 junction)
Ross on Wye Herefordshire, Installation of 6 no. fascia signs, 3 no. booth lettering signs and 1 no. digital booth screen.

P222309/A - Advertisement Consent

Ross-on-Wye Town, Ross North, Land at Gloucester Road (A40 A449 junction)
Ross on Wye Herefordshire, Various site signage including 4 no. freestanding signs, 2 no. banner units, 1 no. play land sign and 22 no. dot signs.

P222321/A - Advertisement Consent

Ross-on-Wye Town, Ross North, Land at Gloucester Road (A40 A449 junction)
Ross on Wye Herefordshire, Installation of a freestanding totem sign.

P222314/F - Planning Permission

Ross-on-Wye Town, Ross North, Land at Gloucester Road (A40 A449 junction)
Ross on Wye Herefordshire, 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 Utting

RESOLVED: To object to applications 222308, 222309, 222321 and 222314 and recommend refusal. Member's concerns are mainly about the impact on the Town Centre should these applications be approved, the increased traffic in the local area and related issues these applications are likely to cause and haven't been addressed and the change of use of the site will result in the loss of required housing which already has approval. The applications contravene many policies within Ross-on-Wye Neighbourhood Development Plan and these are detailed as follows:

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.

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.

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.

[P214146/F - Planning Permission](#)

Ross-on-Wye Town, Ross North, Land at Rosemount Brampton Road Ross on Wye Herefordshire HR9 7EH, Proposed demolition of existing bungalow and the erection of 4 x three bedroom dwellings and associated works. Re-consultation - amended plans.

Recommendation: Members support this application.

[P221853/F - Planning Permission](#)

Ross-on-Wye Town, Ross North, Land to the east of the A40 Ross on Wye Herefordshire HR9 7YR, Proposed erection of 15 dwellings together with associated development.

Recommendation: Members have no objection to this application.

[Ross East Ward](#)

[P222212/F - Planning Permission](#)

Ross-on-Wye Town, Ross East, 10-11 Gloucester Road Ross-On-Wye Herefordshire HR9 5BY, Proposed change of use of basement and first floor to apartments, alterations to retail area and associated works.

Recommendation: Members have no objection to this application.

[P222296/F - Planning Permission](#)

Ross-on-Wye Town, Ross East, South Gate Tudor Street Ross on Wye Herefordshire HR9 5PS, Application for variation of condition 2 permission 200703 (Proposed residential dwelling) - to revise main roof design from hipped to gable.

Recommendation: Members have no objection to this application.

8.11pm Councillor Cutter left the meeting.

[P222235/FH - Full Householder](#)

Ross-on-Wye Town, Ross East, Merriebank Walford Road Ross-On-Wye Herefordshire HR9 5PY, Proposed conversion & extension of existing outbuilding to an annexe providing ancillary accommodation to main residential dwelling.

Recommendation: Members have no objection to this application.

[P222474/FH - Full Householder](#)

Ross-on-Wye Town, Ross East, Trelleck Cottage Camp Road Ross-On-Wye Herefordshire HR9 5NJ, Proposed single storey extension.

Recommendation: Members have no objection to this application.

[P222541/FH – Full Householder](#)

Ross-on-Wye Town, Ross East, 4 Woodview Lane Ross-On-Wye Herefordshire HR9 5LJ, Conversion of conservatory to room.

Recommendation: Members have no objection to this application.

[P222359/F – Planning Permission](#)

Ross-on-Wye Town, Ross East, 16 Market Place Ross-On-Wye Herefordshire HR9 5NU, Full planning application for the external alterations and consent to display an advertisements. Hanging Sign (x3). Signage to have external through lighting Fascia Sign (Wrap around 3-storey building) to receive warm white LED's to create halo illumination.

Recommendation: Members object to this application as it does not meet the requirements of Ross-on-Wye Neighbourhood Development Plan, 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.

[P222360/A – Advertisement Consent](#)

Ross-on-Wye Town, Ross East, 16 Market Place B4234 Ross-On-Wye Herefordshire HR9 5NU, Full planning application for the external alterations and consent to display an advertisement. Hanging Sign (x3). Signage to have external through lighting Fascia Sign (Wrap around 3-storey building) to receive warm white LED's to create halo illumination.

Recommendation: Members object to this application as it does not meet the requirements of Ross-on-Wye Neighbourhood Development Plan, 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.

Ross West Ward

[P222397/K - Works to Trees in a Conservation Area](#)

Ross-on-Wye Town, Ross West, Fernside Archenfield Road Ross-On-Wye Herefordshire HR9 5AY, Proposed works to T1 - Silver Birch. T1 on roadside - reduce by 2.5-3 metres and shape. Crown lift to 10 foot and remove branch over the garden.

Recommendation: Members have no objection to this application.

P22/08#146

Further Applications

- xvi) Planning applications 222585 and 222586 had been received since the agenda had been published and deadline extensions would be requested.
- xvii) Noted: **[P222396/AM - Non Material Amendment](#)**
Ross-on-Wye Town, Ross East, Hildersley Farm Hildersley Ross-On-Wye Herefordshire HR9 7NW, Proposed non-material amendment to condition 18 of planning permission 150930 (Proposed development of approx. 212 dwellings including affordable housing, public open space and associated works) - to vary condition wording to "Prior to the occupation of any dwelling, the Noise Mitigation measures set out in Section 6 of Environmental Noise Assessment, Hildersley Farm, Herefordshire (5252/ENS1_Rev 4) must be implemented in fully". Herefordshire Council are not accepting comments on this application.
- xviii) Noted: **[P222247/XA2 - PP - Approval of details reserved by condition](#)**
Ross-on-Wye Town, Ross East, Dev 1 Land At Hildersley Proposed Residential Development Of Up To 250 Dwellings With Ac A40 Hildersley To Weston Under Penyard Hildersley Herefordshire , Application for approval of details reserved by condition 7 attached to planning permission 210374. Herefordshire Council are not accepting comments on this application. This application has now been approved.
- xix) Noted: **[P222617/AM - Non Material Amendment](#)**
Ross-on-Wye Town, Ross West, Land off Middleton Avenue Ross on Wye Herefordshire, Proposed non-material amendment to planning permission 193478 (Demolition of stable out buildings and proposed residential development of 44no. single and two storey dwellings with associated hard and soft landscaping) - to update the Site Levels Plan (revision to Condition No. 2). Herefordshire Council are not accepting comments on this application.
- xx) Noted: **[P222559/EIA - EIA SCREENING](#)**
Ross-on-Wye Town, Ross West, Lower Cleeve Wastewater Treatment Works Hom Green Ross-On-Wye Herefordshire HR9 7TA, Request for a EIA Screening Opinion

for proposed works to wastewater treatment works. Herefordshire Council are not accepting comments on this application.

xxi)

Noted: [P222617/AM - Non Material Amendment](#)

Ross-on-Wye Town, Ross West, Land off Middleton Avenue Ross on Wye Herefordshire, Proposed non-material amendment to planning permission 193478 (Demolition of stable out buildings and proposed residential development of 44no. single and two storey dwellings with associated hard and soft landscaping) - to update the Site Levels Plan (revision to Condition No. 2). Herefordshire Council are not accepting comments on this application.

xxii)

Noted: [P222263/K - Works to Trees in a Conservation Area](#)

Ross-on-Wye Town, Ross East, Chasedale Cottage Walford Road Ross-On-Wye Herefordshire HR9 5PQ, 2 Ash trees at the right of the driveway - section fell to ground. Herefordshire Council were unable to accommodate an extension to the deadline for comments on this application and a determination had already been made.

P22/08#147

Notifications

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

RESOLVED: To receive and note the decisions.

P22/08#148

Speed Indicator Device (SID)

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

It was noted that the V85 (the average speed of 85% of traffic) was 34mph. The report would be circulated to Insp. James Ashton, Herefordshire Rural Safer Neighbourhoods Team.

P22/08#149

Heads of Terms Agreement S106 – Planning Obligations

iv) *To consider any relevant plans applicable and confirm the Sub-committee's views regarding priorities for the allocation of funds*

RESOLVED: Application no. 221853 – to request a S106 contribution of £60,000 towards recreation facilities for older children and young adults.

P22/08#150

Town Clerk's Delegated Powers.

[Local Government Act 1972 s101](#)

The Deputy Town Clerk will give details of any matters dealt with under delegated powers since the last meeting.

ii) *Leonards at 39: Application for Variation of Premises Licence. Response to consultation on the application.*

RESOLVED: That the matters dealt with under delegated powers since the last meeting be noted.

P22/08#151

Herefordshire Council Traffic Regulation Order Investigation

To consider the proposal for the area in the vicinity of John Kyrle High School

RESOLVED: To request that the areas with blue lines on the proposal be made double yellow lines, rather than single. The areas depicted by red lines (double yellow lines) are acceptable.

P22/08#152

Correspondence

To receive the following correspondence:

xxii) Herefordshire Council – Tree removal, Wilton car park

RESOLVED: To receive the correspondence. It was noted that the tree is within the Conservation Area and it was requested that a report from an arboriculturist be provided by Herefordshire Council.

P22/08#153

Date of next Meeting and Items for Consideration

The date of the next scheduled meeting - Tuesday 13th September 2022.

Items for discussion: Community Speed Watch update, Local Plan review (to be a standing item) and update on the Broadmeadows/Tanyard meeting.

There being no further business the meeting closed at 8.39pm

Signed

Chairman

Date



Ross-on-Wye Town Council

Minutes of the Planning & Development Sub-Committee Meeting held on Tuesday 11th October 2022 at 7.00pm at The Corn Exchange, Ross-on-Wye

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

There were no members of the public present

P22/10#154 Apologies for Absence

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

P22/10#155 Declarations Of Interest

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

P22/10#156 Applications for Dispensations

None.

P22/10#157 Public Participation

[Standing Orders Clause 3 \(e, f, g & h\)](#)
None.

P22/10#158 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 16th August 2022

RESOLVED: That the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 16th August 2022 be signed as a correct record.

7.02pm Cllr Roberts joined the meeting.

P22/10#159 Outstanding Actions

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

An update was provided on the tree at Wilton Road Car Park that Herefordshire Council plan to remove due to the declining condition of the tree. A report by an arboriculturist had been requested from Herefordshire Council but this had not been provided. A replacement tree would be requested.

P22/10#160 Committee Clerk's Report - to receive and note verbal update (for information only)

At the recent Mayors meeting updates were provided on S106 delivery and administration, affordable housing, the phosphate credits scheme and the next Local Plan consultation. At the recent meeting of the Amenities Sub-Committee a member of the public had requested a Traffic Regulation Order for a reduction in the parking time allowed on Wye Street. This had previously been requested to Herefordshire Council and was in the system. The priorities were ranked annually and the Deputy Town Clerk had requested an update on what priority it was currently ranked at, with a response awaited.

P22/10#161

Applications to be considered

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

Ross East Ward

P222729/RM - Approval of Reserved Matters

Ross-on-Wye Town, Ross East, Land at Merrivale Lane Ross-on-Wye Herefordshire, Application for approval of reserved matters following outline approval 201134 (Outline planning permission for 16 dwellings with all matters reserved except access).

RESOLVED: To support this application as it is in line with the Ross-on-Wye Neighbourhood Development Plan. Members were pleased to see that solar panels were included in the development. It was noted that the representation from the housing development officer included the requirement for a local connection for the affordable housing but only detailed surrounding villages and did not include Ross. It would be requested that Ross is included in the list.

P223038/K - Works to Trees in a Conservation Area

Ross-on-Wye Town, Ross East, Goodrich Court Gloucester Road Ross-on-Wye Herefordshire HR9 5GD, T1 - Corsican/Black Pine (Pinus Nigra) x 2 - Crown Lift Works - Specification to include reduce back low branches by 2.5 meters. Branches to be worked on are marked in red, in images. Remove all deadwood down to 20mm in diameter. Climbing Arborist to inspect upper canopy and the biomechanics of the upper branch structure for any dysfunctions, which would be difficult to observe from ground level. Report back to Surveyor in order to update VTA. Reason for works: Tree is overhanging the neighbour's conservatory and an adjacent footpath.

RESOLVED: Members have no objection to this application.

P223251/K - Works to Trees in a Conservation Area

Ross-on-Wye Town, Ross East, The Willows Chase Road Ross-On-Wye Herefordshire HR9 5JH, Lilac Tree Removal - This tree is at least 50% over hanging a neighbours garden. Hazel Tree Removal - This is a small tree that we plan to remove as part of clearing an overgrown garden and making a gravelled area.

RESOLVED: Members have no objection to this application but request that a replacement tree is planted.

Ross West Ward

P223052/K - Works to Trees in a Conservation Area

Ross-on-Wye Town, Ross West, Rope Walk Meadow Rope Walk Ross-On-Wye Herefordshire, Re coppice of various Willow and Alder regrowth in front of beached to improve view. 6 benches at Rope Walk Meadow. 19 benches at Long Acres Field.

This application is submitted by Ross-on-Wye Town Council and therefore no representation would be made on this application.

P222959/O - Outline

Ross-on-Wye Town, Ross West, Land at Rectory Farm Ashfield Park Ross-on-Wye Herefordshire HR9 5AS, Proposed Outline application for the erection of a new dwelling and garage with all matters, save access, reserved.

RESOLVED: Members have no objection to this application, provided there is no impact on the view from the river.

P223301/K - Works to Trees in a Conservation Area

Ross-on-Wye Town, Ross West, Albany House Walford Road Ross-On-Wye Herefordshire HR9 5PQ, Fell and remove three trees: 1. mature oak 90% dead with only small clumps of live foliage remaining. Not suitable for retention. 2. WychElm. Quite large for the species (which frequently dies before achieving great stature) but with crown strongly disposed to the south-east. However the crown shows evidence of Dutch Elm Disease, some foliage already brown and shrivelled and much of the rest wilted, showing that the disease is well established and that the tree is likely to die within 12 months. 3. Sycamore. Evidently a self-sown tree. Crown rather one-sided, disposed to the East. No significant defects, but a generally unexceptional tree.

RESOLVED: Members have no objection but request replacement trees are planted.

Ross North Ward

P222740/FH - Full Householder

Ross-on-Wye Town, Ross North, 5 Willowbrook Greytree Ross-On-Wye Herefordshire HR9 7JS, Proposed extension to form family room and enlarged bathroom and bedroom.

RESOLVED: Members have no objection to this application.

P22/10#162

Further Applications

xxiii) No planning applications had been received since the agenda had been published.

ii) Noted: **P222796/XA2 - PP - Approval of details reserved by condition**

Ross-on-Wye Town, Ross West, Land off Middleton Avenue Ross on Wye Herefordshire, Application for approval of details reserved by conditions 12 13 16 17 and 18 attached to planning permission 193478. (APP/W1850/W/20/3260641). Herefordshire Council are not accepting comments on this application.

iii) Noted: **P223122/PA7 - All others - Prior Approval**

Ross-on-Wye Town, Ross North, Pigeon House Farm Ross-On-Wye Herefordshire HR9 7QJ, Application for prior notification of agricultural development - proposed replacement workshop and secure storage facility for plant and machinery used on the farm. Herefordshire Council are not accepting comments on this application.

iv) Noted: **P223100/XA2 - PP - Approval of details reserved by condition**

Ross-on-Wye Town, Ross East, 16-17 High Street Ross-On-Wye Herefordshire HR9 5BZ, Application for approval of details reserved by condition 15 (in part) of planning permission 150234. Herefordshire Council are not accepting comments on this application.

P22/10#163

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 the Tree Officer at Herefordshire Council be invited to attend the next meeting of this Sub-Committee to explain the rationale behind decisions relating to trees as the majority of tree related applications that the Town Council object to, based upon advice from an expert, are granted consent.

P22/10#164

Speed Indicator Device (SID)

To receive and consider the SID traffic report information for August at Hildersley/A40 and for September at Ledbury Road

It was noted that the V85 (the average speed of 85% of traffic) for Hildersley/A40 was 42mph and for Ledbury Road was 36mph. The report would be circulated to Insp. James Ashton, Herefordshire Rural Safer Neighbourhoods Team.

P22/10#165

Heads of Terms Agreement S106 – Planning Obligations

v) *To consider any relevant plans applicable and confirm the Sub-committee's views regarding priorities for the allocation of funds*

None applicable.

P22/10#166

Town Clerk's Delegated Powers.

[Local Government Act 1972 s101](#)

The Deputy Town Clerk will give details of any matters dealt with under delegated powers since the last meeting.

- iii) TRO proposal for the area in the vicinity of John Kyrle High School:
Acceptance of suggested amendments made to the response agreed at the last meeting.
- iv) [P222654/K - Works to Trees in a Conservation Area](#)
Ross-on-Wye Town, Ross East, 2 The Avenue Ross-On-Wye Herefordshire HR9 5AW, Birches (T1 and T2) lightly prune to reduce overhang over garden by approximately 1.5 metres. Variegated Maple (T3) prune to reduce overhang over garden and terrace by approximately 2 metres. All pruning to a suitable live point, taking care to preserve a flowing branch line and pleasing appearance. Reason is to reduce encroachment. Comments submitted: No objection.
- v) [P222825/K - Works to Trees in a Conservation Area](#)
Ross-on-Wye Town, Ross East, 3 The Avenue Ross-On-Wye Herefordshire HR9 5AW, Red Maple T1 - Prune to reduce overhang over garden and Pod by a maximum of 2 metres. Mulberry T5 - Prune high branches to reduce overhang above terrace, raised planter and garden storage units by approximately 2 metres. Comments submitted: No objection.
- vi) [P222586/L - Listed Building Consent](#)
Ross-on-Wye Town, Ross East, 4 Copse Cross Street Ross-On-Wye Herefordshire HR9 5PD, Proposed replacement rear extension and recladding rear roof. Comments submitted: No objection.
- vii) [P222585/FH - Full Householder](#)
Ross-on-Wye Town, Ross East, 4 Copse Cross Street Ross-On-Wye Herefordshire HR9 5PD, Proposed replacement rear extension and recladding rear roof. Comments submitted: No objection.
- viii) Application For Grant Of Premises Licence for Café Zam Zam:
Representation made on the application: No objection.
- ix) Letters sent to Persimmon and Herefordshire Council regarding Broadmeadow/Tanyard Lane site.

viii) Extraordinary Market Town Maintenance Fund: Deferral of resurfacing projects due to increased cost of the scheme.

RESOLVED: That the matters dealt with under delegated powers since the last meeting be noted.

P22/10#167 Herefordshire Council Local Plan Review 2021-2041

To receive an update on progress

Herefordshire Council were due to issue the latest consultation during October and this was awaited.

P22/10#168 Community Speed Watch

To receive an update from the Police

The local policing team had advised that they are currently carrying out the vetting required for the volunteers. The Town Council had also been informed that speed enforcement checks had been carried out on the 3rd September in Alton Road and Walford Road with offenders identified and stopped.

P22/10#169 Broadmeadow/Tanyard, Ross-on-Wye

i) To receive a report on a recent meeting about the Broadmeadow site and to discuss future options for its development, in line with the NDP

The report was received and discussed.

RESOLVED: That the Town Council supports exploring alternative uses for the site, other than the mixed use currently specified, provided they would be in line with the principles of the Neighbourhood Development Plan. The possible provision of a hybrid hotel/arts centre/conference centre on the site, in addition to residential housing, would be welcomed.

ii) To receive responses to letters sent to Herefordshire Council and Persimmon in relation to the Broadmeadow Site and approve next steps

The responses were received and discussed.

RESOLVED: To arrange a further meeting with Persimmon. Place Studio, Longboard Consulting and Herefordshire Council would be invited to attend.

P22/10#170 Extraordinary Market Town Maintenance Fund

To receive an update on the resurfacing work and consider any further action required

An update on the resurfacing work was provided. Due to increased costs and additional works identified Balfour Beatty were unable to deliver the agreed eleven projects and had only been able to complete seven of these within the available budget. There would be further funding available for 2023/2024 and consideration of priorities for this would be on a future agenda.

RESOLVED: To write to Councillor Harrington at Herefordshire Council to express that, whilst appreciative of the funding made available for this, the Town Council were disappointed by the administration of the funding and communication throughout the process.

P22/10#171 Traffic Regulation Orders

- i) *To consider support of a TRO request submitted by County Councillor Paul Symonds in relation to parking restrictions on Gloucester Road, Ross-on-Wye*

RESOLVED: That the Town Council supports the submission of a TRO request by County Councillor Symonds for this purpose.

- ii) *To consider support of potential TRO Scheme on Three Crosses Road and Ledbury Road, Ross-on-Wye*

RESOLVED: That the Town Council supports the proposed scheme and appreciates that previous comments submitted have been taken into account.

P22/10#172

Correspondence

To receive the following correspondence:

- i) Herefordshire Council – Examination of the Herefordshire Minerals and Waste Local Plan (MWLP)
- ii) Herefordshire Council – Notice of Confirmation and Certification of the diversion of Footpaths WA19 (Part) Walford and RR11 (Part) Ross Rural

RESOLVED: To receive and note the correspondence.

P22/10#173

Date of next Meeting and Items for Consideration

The date of the next scheduled meeting - Tuesday 8th November 2022.

Items for discussion: Broadmeadow/Tanyard update.

There being no further business the meeting closed at 8.44pm

Signed Chairman

Date



**Minutes of the Planning & Development Sub-Committee Meeting
held on Tuesday 8th November 2022 at 7.00pm
at The Corn Exchange, Ross-on-Wye**

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

There were no members of the public present

P22/11#174 Apologies for Absence
[Local Government Act 1972 s85 \(1\)](#)
Cllr P Cutter and Cllr J Roberts.

P22/11#175 Declarations Of Interest
[Local Authorities \(Model Code of Conduct\)](#)
None.

P22/11#176 Applications for Dispensations
None.

P22/11#177 Public Participation
[Standing Orders Clause 3 \(e, f, g & h\)](#)
None.

P22/11#178 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 11th October 2022

RESOLVED: That the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 11th October 2022 be signed as a correct record.

P22/11#179 Outstanding Actions
To receive, review and agree priorities in relation to outstanding actions

No response had been received to the request for a replacement tree at Wilton Road. There had been no response to requests for an update on the ranking of the TRO request for Wye Street. Details would be sent to Ward Members to ask for assistance with this. The Herefordshire Council Tree Officer had been invited to attend the meeting but was unable to attend evening meetings. As discussed at the last meeting a letter voicing concern relating to tree related planning applications had been sent to the Chair of the Planning Committee at Herefordshire Council but no response had been received yet. There had been no response to the letter sent to Cllr Harrington regarding the Extraordinary Market Town Funding. The actions would be reviewed at the January meeting.

P22/11#180 **Committee Clerk's Report** - *to receive and note verbal update (for information only)*

Information requested from the S106 department had not been forthcoming and there were now several outstanding queries. The Town Clerk was in contact with Herefordshire Council/Talk Community about ways to improve communication. This would be reviewed at the January meeting.

P22/11#181 **Applications to be considered**
To approve recommendations on the following applications for determination by Herefordshire Council:

Ross East Ward

P223144/FH - Full Householder

Ross-on-Wye Town, Ross East, 10 Okell Drive Ross-On-Wye Herefordshire HR9 5QQ, Proposed single storey side extension with pergola and associated works.

RESOLVED: Members have no objection to this application.

P223550/K - Works to Trees in a Conservation Area

Ross-on-Wye Town, Ross East, Pendeen Surgery Kent Avenue Ross-On-Wye Herefordshire HR9 5AL, T1 - Lime tree in lower staff carpark - crown raise to approximately 18 foot and remove major deadwood. T2 - Chestnut in top public carpark- crown raise to 15-18 foot and remove major deadwood.

RESOLVED: Members have no objection to this application.

Ross West Ward

P223331/K - Works to Trees in a Conservation Area

Ross-on-Wye Town, Ross West, Lonsdale 1 Berkeley Mews Ross-On-Wye Herefordshire HR9 7DA, To completely fell one Chamaecyparis. Growing close enough to house to limit light to living room. It is growing at a sub-horizontal angle at the base and is on a slope. Some years ago a tree surgeon said it would topple in time. This would cause damage.

RESOLVED: Members have no objection to this application.

P223053/L - Listed Building Consent

Ross-on-Wye Town, Ross West, Horse and Jockey 9 & 10 New Street Ross on Wye Herefordshire HR9 7DA, Proposed addition of new stairs to house 9 and house 10.

RESOLVED: Members have no objection to this application.

P223509/K - Works to Trees in a Conservation Area

Ross-on-Wye Town, Ross West, Appleyard Ashfield Crescent Ross-On-Wye Herefordshire HR9 5PH, T1 - Large Birch situated in main garden, reduce upper central canopy by approximately one third in height and reduce outer laterals to correspond to reduce leverage and weight on various extended limbs. Reduce overhang of neighbouring property inside wall line. Reason - reduce new growth from previous reduction. T2 - Sycamore situated on west boundary behind fencing, no major defects identified. Extensive weight on large side limb over garden. Reduce first low limb over garden by 50% and remove small first dropping branch to reduce weight and leverage. Reason - reduce weight over garden.

RESOLVED: Members have no objection to this application.

Ross North Ward

P223262/FH - Full Householder

Ross-on-Wye Town, Ross North, Stardust Sixth Avenue Close Greytrees Ross-On-Wye Herefordshire HR9 7HN, Proposed single storey extension and alterations.

RESOLVED: Members have no objection to this application.

P22/11#182

Further Applications

xxiv) Planning application 223562, and amendments to planning applications 222309 and 222314 had been received since the agenda had been published and extensions to the deadlines for comments requested.

ii) Noted: P223291/XA2 - PP - Approval of details reserved by condition

Ross-on-Wye Town, Ross North, Land at Rosemount Brampton Road Ross on Wye Herefordshire, Application for approval of details reserved by conditions 7 8 9 11 12 13 14 14 16 & 18 attached to planning permission 214146/F. Herefordshire Council are not accepting comments on this application.

P22/11#183

Notifications

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

RESOLVED: To receive and note the decisions.

P22/11#184

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.

P22/11#185

Heads of Terms Agreement S106 – Planning Obligations

To consider any relevant plans applicable and confirm the Sub-committee's views regarding priorities for the allocation of funds

None applicable.

P22/11#186

Herefordshire Council Local Plan Review 2021-2041

To receive an update on progress

None.

P22/11#187

Community Speed Watch

To receive an update from the Police

There were delays with vetting due to high demand and the project could not move on until the vetting had been completed.

P22/11#188

Broadmeadow/Tanyard, Ross-on-Wye

To receive a report on the recent meeting about the Broadmeadow/Tanyard site and agree further action required

The report from the meeting held on the 4th November with Persimmon was received and discussed. Since the meeting Jeff Bishop from Place Studio had provided draft letters to be sent to both Herefordshire Council and Persimmon.

RESOLVED: To send the proposed letters to Herefordshire Council and Persimmon, subject to minor amendments. The letters would be copied to Ward Members with a request to assist where possible to pursue a masterplan for the site.

P22/11#189

Extraordinary Market Town Maintenance Fund

To agree priorities for funding allocation for 2023/2024 for recommendation to the Management Committee

Herefordshire Council had agreed to draft a briefing note with Balfour Beatty for the funding allocation for 2023/2024 and this was awaited.

RESOLVED: To request an agenda item for the December Full Council meeting to agree the priorities for the Extraordinary Market Town Maintenance funding for 2023/2024.

P22/11#190

Correspondence

To receive the following correspondence:

- i) Herefordshire Council – The Role of Neighbourhood Planning with the emerging Local Plan
- ii) Herefordshire Council - Section 106 Portfolio of Works Delivery Update recording

RESOLVED: To receive and note the correspondence.

P22/11#191

Date of next Meeting and Items for Consideration

The date of the next scheduled meeting - Tuesday 6th December 2022.

Items for discussion: Broadmeadow/Tanyard update and Extraordinary Market Town Maintenance Fund.

There being no further business the meeting closed at 8.02pm

Signed

Chairman

Date



Ross-on-Wye Town Council

Minutes of the Planning & Development Sub-Committee Meeting held on Tuesday 6th December 2022 at 7.00pm at The Corn Exchange, Ross-on-Wye

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

There was one member of the public present

P22/12#192 Apologies for Absence

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

P22/12#193 Declarations Of Interest

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

P22/12#194 Applications for Dispensations

None.

P22/12#195 Public Participation

[Standing Orders Clause 3 \(e, f, g & h\)](#)
None.

P22/12#196 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 8th November 2022

RESOLVED: That the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 8th November 2022 be signed as a correct record.

P22/12#197 Action Review Summary

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

Responses were still awaited from the various Herefordshire Council departments. The current TRO ranking list had been provided by Ward Councillor Bartrum and this showed that the Wye Street TRO request was currently number 123, out of 137.

7.05pm Cllr J Roberts joined the meeting.

P22/12#198 Committee Clerk's Report - to receive and note verbal update (for information only)

The Clerk had attended the Section 106 Portfolio of Works Delivery Update webinar and the Deputy Clerk had attended the Local Plan 2021-2041 Market Towns workshop event, which would be discussed further under the Local Plan item.

P22/12#199

Applications to be considered

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

Ross East Ward

P223654/K - Works to Trees in a Conservation Area

Ross-on-Wye Town, Ross East, Oakleigh Gloucester Road Ross-On-Wye Herefordshire HR9 5NA, T1 is an Ivy covered Cupressaceae sp. standing in the border to the road frontage of the property. It is almost completely overgrown with ivy. Applicant would like to fell and replant with Yew. T2 is a Cupressaceae sp. standing adjacent to T1. Applicant would like to fell and replant with Yew to form a screen.

RESOLVED: Members have no objection to this application.

Ross West Ward

P223655/K - Works to Trees in a Conservation Area

Ross-on-Wye Town, Ross West, 12 New Street Ross-On-Wye Herefordshire HR9 7DA, T1 is a semi-mature triple-stemmed Sycamore standing in the rear garden of 12 New street. Applicant would like to crown reduce 25% to maintain the tree within the available space and to minimise canopy area as there are included fork unions at the main stem attachments.

RESOLVED: Members requested thinning of the tree to improve it. As the tree is not large a 25% reduction would spoil its overall look.

P223781/L - Listed Building Consent

Ross-on-Wye Town, Ross West, Okell And Stewart Church Row Ross-On-Wye Herefordshire HR9 5HR, Removal of existing concrete render and replacement with new porous material using NHL2 render. Repair and repainting of existing damaged timber shutters.

RESOLVED: Members have no objection to this application.

P213198/F - Planning Permission

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

RESOLVED: Members have no objection to this application.

Ross North Ward

P223797/K - Works to Trees in a Conservation Area

Ross-on-Wye Town, Ross North, 8 Vaga Crescent Ross-On-Wye Herefordshire HR9 7RQ, The tree is a Common Lime some approx 150 - 200 years old. I want to remove it entirely on health and safety grounds. I have contacted 3 tree surgeons who have all indicated that the tree has extensive rot at most levels, is in any

event the wrong tree in the wrong place and is likely to become a danger to life and property - hence our urgency with this application.

RESOLVED: Members have no objection to this application, but request a more suitable replacement be planted.

[P223562/J - Works to trees covered by TPO](#)

Ross-on-Wye Town, Ross North, Ross Court Retirement Home Over Ross Close Ross-On-Wye Herefordshire HR9 7BQ, Hornbeam (T10) - Prune back north-eastern aspect of crown by a maximum of 2 metres, leaving a spread on north-eastern aspect of 3.5 metres. Lime (T12) - Re-pollard back to previous pruning points, reducing height by 2.5 metres and spread on all aspects by 2 metres. Cyclical works. Regrowth from pollarding works are at risk of failure, due to weaker unions. Lime (T13) - Crown reduce by 2.5 metres in height and 2.5 metres in spread. 2no. Hornbeams, 2no. Beeches, 1no. Maple and 1 no. Lime (G1) - Crown reduce by a maximum of 2.5 metres in height and 2.5 metres in spread on north-eastern aspect.

RESOLVED: Members have no objection to this application.

[P223520/FH - Full Householder](#)

Ross-on-Wye Town, Ross North, Lavender Cottage Third Avenue Greytree Ross-On-Wye Herefordshire HR9 7HS, Proposed erection of a single storey extension to the side elevation.

RESOLVED: Members have no objection to this application.

[P223479/RM - Approval of Reserved Matters](#)

Ross-on-Wye Town, Ross North, Land to the East of the A40 - St Mary's Garden Village - Phase 4A Ross on Wye Herefordshire , Reserved Matters application pertaining to layout, scale, appearance and landscaping for the construction of 96 dwellings pursuant to Outline Planning Permission ref. 194403/O.

RESOLVED: Members object to this application due to the reduction in the affordable housing provision and no solar panels, contrary to the Ross-on-Wye Neighbourhood Development Plan policies EN5 and EN6.

7.44pm A member of the public joined the meeting.

[P222309/A - Advertisement Consent](#)

Ross-on-Wye Town, Ross North, Land at Gloucester Road (A40 A449 junction) Ross on Wye Herefordshire , Various site signage including 4 no. freestanding signs, 2 no. banner units, 1 no. play land sign and 22 no. dot signs. Amended documents received.

RESOLVED: Members confirmed that the objections made previously still stand. In addition, members are extremely concerned about the adverse impact this application would have on town centre retail. There are also significant issues regarding pedestrian safety, particularly children from John Kyrle High School. If the application is referred to Herefordshire Council Planning Committee, it was agreed that the Town Council register to make a representation.

[P222314/F - Planning Permission](#)

Ross-on-Wye Town, Ross North, Land at Gloucester Road (A40 A449 junction) Ross on Wye Herefordshire , 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. **We

are currently in the process of publishing reps but due to the volume the process will take time to complete.**. Amended documents received.

RESOLVED: Members confirmed that the objections made previously still stand. In addition, members are extremely concerned about the adverse impact this application would have on town centre retail. There are also significant issues regarding pedestrian safety, particularly children from John Kyrle High School. If the application is referred to Herefordshire Council Planning Committee, it was agreed that the Town Council register to make a representation.

P22/12#200

Further Applications

xxv) No planning applications had been received since the agenda had been published.

ii) Noted: To note: [P223647/XA2 - PP - Approval of details reserved by condition](#)
Ross-on-Wye Town, Ross North, Land at Three Crosses Ross on Wye Herefordshire , Application for approval of details reserved by condition 8 attached to planning permission 221605. Herefordshire Council are not accepting comments on this application.

iii) Noted: [P223607/XA2 - PP - Approval of details reserved by condition](#)
Ross-on-Wye Town, Ross East, Land at 29 Merrivale Lane Ross-on-Wye Herefordshire, Application for approval of details reserved by conditions 5 6 7 8 9 10 11 12 13 14 and 19 attached to planning permission 201134. Herefordshire Council are not accepting comments on this application.

iv) Noted: [P223396/V - Certificate of Lawfulness \(CLOPD\)](#)
Ross-on-Wye Town, Ross North, Baileys DIY Ross Park Ross-On-Wye Herefordshire HR9 7QJ, Baileys DIY Ross Park Ross-On-Wye Herefordshire HR9 7QJ, Certificate of Lawfulness for the proposed use of existing DIY and garden centre (Use Class A1) in compliance with condition 2 of Planning Permission SE2000/0656/F with a maximum 15% of ancillary retail floorspace. Herefordshire Council are not accepting comments on this application.

P22/12#201

Notifications

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

None.

P22/12#202

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 37mph. The report would be circulated to Insp. James Ashton, Herefordshire Rural Safer Neighbourhoods Team.

P22/12#203

Heads of Terms Agreement S106 – Planning Obligations

To consider any relevant plans applicable and confirm the Sub-committee's views regarding priorities for the allocation of funds

None applicable.

7.57pm Cllr P Cutter and Cllr D Ravenscroft left the meeting.

P22/12#204

Herefordshire Council Local Plan Review 2021-2041

To receive an update on progress

The Deputy Clerk had attended a Local Plan Review Market Town Workshop. No councillors had been able to attend, therefore the Deputy Clerk had provided input and Herefordshire Council planning officers had taken notes, details of which were provided to the meeting. It had been agreed with Herefordshire Council that the notes would be discussed and any amendments required would be forwarded to them.

Proposed: Councillor Utting
Unanimous

Seconded: Councillor Winder

RESOLVED: To inform Herefordshire Council that the sheer quantity of housing units proposed for Ross is neither supported nor sustainable.

P22/12#205

Broadmeadows/Tanyard, Ross-on-Wye

To receive responses from Herefordshire Council and Persimmon about the Broadmeadow/Tanyard site and agree further action required

8.31pm Cllr J Utting left the meeting.

Responses to the letters sent to Herefordshire Council and Persimmon had been received and were discussed. Jeff Bishop from Place Studio had provided some further questions for Herefordshire Council.

RESOLVED: To send the further questions to Herefordshire Council, emphasising that the whole site is currently outside of the settlement boundary and request reassurance that neither the Neighbourhood Development Plan be overridden nor speculative applications considered in relation to the site. The Ward Councillors would be asked to assist at Herefordshire level.

P22/12#206

Extraordinary Market Town Maintenance Fund

To agree priorities for funding allocation for 2023/2024 for recommendation to the Management Committee

Suggested priorities for the funding had been provided by the Ward Councillors and these were discussed.

RESOLVED: To recommend to the Management Committee that the proposed priorities for the funding are as follows:

- 1. The resurfacing projects that were unable to be completed this year due to increased costs (Woodview Lane, Duxmere Drive, Ryefield Road, Kyrle Street).**
- 2. Pavement/footpath improvements (as one project): Archenfield Road (travelling from Walford Road), Walford Road (travelling towards Roman Way from town), Edde Cross Street (travelling downhill), Greytree Road, Cawdor – Cawdor Gardens footpath and Penyard Lane. Details of extents agreed.**
- 3. Repair roundabout outside Morrisons.**
- 4. Replace barrier at the Kings Acre car park.**
- 5. Repair/replace street name signs at Overross Close, Riverview, Abbots Close.**
- 6. Resurfacing: Priority order – 1. Greytree Spine Road. 2. Junction of Archenfield Road/Walford Road. 3. Junction of Brampton Road and Brampton Avenue. 4. Overross Close. 5. Ashfield Crescent (both sections). 6. Cawdor.**

A motion to extend the meeting by 15 minutes was proposed.

Proposed: Councillor Winder
Unanimous

Seconded: Councillor Roberts

P22/12#207

Correspondence

To receive the following correspondence:

- iii) West Midlands Rail Executive - Help plan the future of rail in the West Midlands
- iv) Herefordshire Council - Consultation on the Herefordshire Local Plan Agricultural Planning Supplementary Planning Document
- v) Herefordshire Council - Hereford City Masterplan, Key Stakeholder Event

RESOLVED: To receive and note the correspondence.

P22/12#208

Date of next Meeting and Items for Consideration

The date of the next scheduled meeting - Tuesday 3rd January 2023.

Items for discussion: The Herefordshire Local Plan Agricultural Planning Supplementary Planning Document Consultation and an update on Broadmeadows/Tanyard.

There being no further business the meeting closed at 9.01pm

Signed Chairman

Date