



Ross-on-Wye Town Council

Minutes of the Planning & Development Sub-Committee Meeting

held on Tuesday 3rd January 2023 at 7.00pm

at The Corn Exchange, Ross-on-Wye

Present: Councillors: Cllr J Utting (Meeting Chairman), Cllr L Delves, Cllr D Ravenscroft and Cllr J Roberts

In attendance: Carla Boyles – Deputy Town Clerk

There were no members of the press or public present

P23/01#01 Apologies for Absence

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

Cllr D Ciolte and Cllr J Winder.

RESOLVED: To accept the apologies given.

Absent: Cllr P Cutter.

P23/01#02 Declarations Of Interest

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

None.

P23/01#03 Applications for Dispensations

None.

P23/01#04 Public Participation

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

None.

P23/01#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 6th December 2022

RESOLVED: That subject to one amendment to item P22/12#204, the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 6th December 2022 be signed as a correct record.

P23/01#06 Action Review Summary

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

Responses were still awaited from the various Herefordshire Council departments. It was requested for details of the outstanding queries to be passed on to the Ward Councillors for assistance in obtaining a response. The Traffic Management department had confirmed that it is possible for residents to fund a TRO using the Community Commissioning Model if they wish. The Extraordinary Market Town Maintenance Funding priorities had been submitted and costings were awaited.

P23/01#07 **Committee Clerk's Report - to receive and note verbal update (for information only)**

An update on the scaffolding at Dominos had been requested. The owner had stated that roof works were due to be complete by mid-January and then the scaffolding would be removed. This would be reviewed at the meeting on 31st January.

P23/01#08 **Applications to be considered**
To approve recommendations on the following applications for determination by Herefordshire Council:

Ross East Ward

P224003/K - Works to Trees in a Conservation Area

Ross-on-Wye Town, Ross East, Alton Street Surgery Alton Street Ross-On-Wye Herefordshire HR9 5AB, Proposed works to T1 Whitebeam growing on the corner of the garden to the road side. T2,3,4 are Birch also growing in the front border - would like fell all 4 trees to allow light to the south facing roof which is to be used for solar photovoltaics. Applicant proposes to maintain the current shrub boarder beside fence and pavement to create a screen between the building and road.

RESOLVED: Members objected to this application. All the trees add to the townscape, none are large or causing problems. The trees take CO2 out of the atmosphere and provide us with O2. Therefore, refusal of this application is requested.

P223593/F - Planning Permission

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. Non-illuminated hanging sign (x2). Non-illuminated fascia sign (wrap around 3-storey building). Retrospective.

RESOLVED: Members have no objection to this application, provided the lights are disconnected. This application is for non-illuminated signage, but it is currently illuminated.

P223594/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. Non-illuminated hanging sign (x2). Non-illuminated fascia sign (wrap around 3-storey building). Retrospective.

RESOLVED: Members have no objection to this application, provided the lights are disconnected. This application is for non-illuminated signage, but it is currently illuminated.

P221146/P - 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. Amended documentation received.

RESOLVED: Members have no objection to this application.

P223914/FH - Full Householder

Ross-on-Wye Town, Ross East, 17 Old Gloucester Road Ross-On-Wye Herefordshire HR9 5JG, Proposed re-instatement of three original windows that have been boarded over, replace existing timber dormer window with new uPVC window & repaint exterior of the property (front & side elevation only).

RESOLVED: Members have no objection to this application.

Ross West Ward

7.26pm Cllr J Roberts declared a Schedule 2 interest as the applicant is known to her and she left the room.

P223979/FH - Full Householder

Ross-on-Wye Town, Ross West, Somerset House Archenfield Road Ross-On-Wye Herefordshire HR9 5AY, Proposed new double garage.

RESOLVED: Members have no objection to this application.

7.28pm Cllr J Roberts returned to the meeting.

P223854/FH - Full Householder

Ross-on-Wye Town, Ross West, The Meadows Cleeve Lane Ross-On-Wye Herefordshire HR9 7TB, Proposed small brick and uPVC conservatory.

RESOLVED: Members have no objection to this application.

P224136/K - Works to Trees in a Conservation Area

Ross-on-Wye Town, Ross West, The Cleeve Cleeve Lane Ross-On-Wye Herefordshire HR9 7TB, Proposed works to a Douglas fir at rear left of garage at the property. Section fell to fence height, work needs to be carried out due to damage to the tree making it unsafe. A branch has already caused damage to the neighbouring Coach House.

RESOLVED: Members object to this application. This is a large and significant tree, the loss of a limb is not sufficient reason for felling. Closer examination may reveal a need for some remedial work, but refusal of felling is requested.

Ross North Ward

P221853/PP - 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. Amended and additional documentation received.

RESOLVED: Members have no objection to this application.

P23/01#09

Further Applications

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

ii) Noted: **P223961/AM - Non Material Amendment**

Ross-on-Wye Town, Ross North, Land east of the A40 Ross on Wye Herefordshire HR9 6GX, Proposed non-material amendment to planning permission 212925 (Application for approval of reserved matters following outline approval 194403 (Erection of up to 175 dwellings together with associated development (all matters reserved except access)) for 58 dwellings representing the first phase of

the development) - Update to affordable housing tenure. Herefordshire Council are not accepting comments on this application.

iii) Noted: [P223960/AM - Non Material Amendment](#)

Ross-on-Wye Town, Ross North, St Mary's Garden Village, Land East of A40 Ross on Wye Herefordshire, Proposed non-material amendment to planning permission 220787 (Reserved matters following outline approval 194403/O (Erection of 17 dwellings together with associated development Phase 4C (all matters reserved except access) - Update to affordable housing tenure. Herefordshire Council are not accepting comments on this application.

P23/01#10

Notifications

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

RESOLVED: To receive and note the decisions.

P23/01#11

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.

P23/01#12

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.

P23/01#13

Herefordshire Council Local Plan Review 2021-2041

i) To receive response to comments submitted further to the Local Plan Market Towns workshop and agree any further action required

Herefordshire Council had confirmed receipt of the additional comments submitted following the Local Plan Review Market Towns Workshop. It was agreed that it would be logical for a Town Council press release to be issued to coincide with the next stage of consultation on the draft plan, currently planned for June/July 2023.

ii) To agree comments on the Agricultural Planning Supplementary Planning Document consultation

RESOLVED: To inform Herefordshire Council that the consultation response form is worded to relate to specific applications and the nature of the consultation makes it not applicable to Town Councils. The document is also too technical for comment by the general public. The Town Council is concerned by the high levels of pollution in the River Wye and supports the introduction of measures to reduce the quantity of phosphates entering the river.

P23/01#14

Broadmeadows/Tanyard, Ross-on-Wye

To receive an update on the questions asked to Herefordshire Council about the Broadmeadow/Tanyard site and agree further action required

Herefordshire Council had responded to the further questions asked and Jeff Bishop from Place Studio had responded with suggested further questions to Persimmon. Further information from Jeff Bishop was awaited and it was therefore agreed to defer this item until the meeting on 31st January 2023.

P23/01#15

Correspondence

To receive the following correspondence:

- i) Herefordshire Council – Consultation on a masterplan for Hereford City
- ii) Correspondence relating to scaffolding on Gloucester Road

RESOLVED: To receive and note the correspondence.

P23/01#16

Date of next Meeting and Items for Consideration

The date of the next scheduled meeting - Tuesday 31st January 2023.

Items for discussion: Broadmeadows/Tanyard.

There being no further business the meeting closed at 8.03pm

Signed Chairman

Date



Ross-on-Wye Town Council

Minutes of the Planning & Development Sub-Committee Meeting held on Tuesday 31st January 2023 at 7.00pm at The Corn Exchange, Ross-on-Wye

Present: Councillors: Cllr P Cutter (Meeting Chairman), Cllr D Ciolte, Cllr L Delves,
Cllr D Ravenscroft and Cllr J Roberts
In attendance: Carla Boyles – Deputy Town Clerk

There was one member of the public present

P23/01#17

Apologies for Absence

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

Cllr J Utting and Cllr J Winder.

RESOLVED: To accept the apologies given.

P23/01#18

Declarations Of Interest

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

None.

P23/01#19

Applications for Dispensations

None.

P23/01#20

Public Participation

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

None.

P23/01#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 3rd January 2023

RESOLVED: That the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 3rd January 2023 be signed as a correct record.

P23/01#22

Action Review Summary

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

Details of the outstanding queries still awaiting responses from various Herefordshire Council departments had been passed on to the Ward Councillors. Cllr Bartrum had submitted questions to Cabinet on this but had been told that his questions were above the 140 word limit and that they would be better answered by the Corporate Director for Economy and Environment. Cllr Bartrum had queried this. An update would be provided at the next meeting.

P23/01#23

Committee Clerk's Report - *to receive and note verbal update (for information only)*

7.05pm Cllr J Roberts joined the meeting.

The scaffolding at Dominos was still in place. The enforcement officer had been informed of this and had suggested contacting Balfour Beatty as they issue the scaffolding permits. Balfour Beatty contacted the scaffolding company, who in turn contacted the Town Council and confirmed that weekly health and safety inspections are carried out on the scaffolding and it is safe. The scaffolding company had been trying to get an indication of when work would be finished but had been unsuccessful.

7.07pm Cllr D Ciolte joined the meeting.

An update from the Tree Officer at Herefordshire Council on application 224003 at Alton Street Surgery had been received. He had agreed with the tree surgeon and the surgery that the birch trees can be reduced and the sorbus pollarded, which is a repeat of works which have been carried out in the past and a better solution than removal. Work was due to be completed on the 28th January. Following a request by the Chairman, enquiries had been made with Edenstone asking whether the facilities, including the playground, at St Mary's Garden Village are open to the public. They had replied to say that the playground is open to the public, the hub gym will be for residents only and outside companies will be able to rent the hall.

P23/01#24

Applications to be considered

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

Ross East Ward

P224200/F - Planning Permission

Ross-on-Wye Town, Ross East, Land at 17 Gloucester Road Ross-on-Wye Herefordshire HR9 5BU, Proposed change of use of garage and retail store to form a residential apartment.

RESOLVED: Members have no objection to this application.

P224260/F - Planning Permission

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

A representation from a member of the public was read out.

RESOLVED: Members have no objection to this application.

Ross West Ward

P230014/K - Works to Trees in a Conservation Area

Ross-on-Wye Town, Ross West, 1 Brixton Terrace Homs Road Ross-On-Wye Herefordshire HR9 7DF, 1 Silver Birch at the rear of the property is to have a full crown reduction by at least 1/3 of the canopy. This will help to keep the tree under control as the tree has got too big for where it is situated. By doing this, this will reduce the risk of any limbs snapping off and breaking any of the owners property or the neighbours.

RESOLVED: Members have no objection to this application.

P230101/F - Planning Permission

Ross-on-Wye Town, Ross West, Raglan House Broad Street Ross on Wye Herefordshire HR9 5AS, Proposed removal of condition 3 of planning permission 221664 (Proposed conversion of restaurant, kitchen and vetting rooms to a shop/café and three 2 bedroom flats).

RESOLVED: Members have no objection to this application.

P230032/F - Planning Permission

Ross-on-Wye Town, Ross West, 2-5 Market Place Ross-On-Wye Herefordshire, Proposed conversion and extension (roof and 2 storey rear) of an existing commercial building and proposed 3 storey development with undercroft parking to create 16 no. (10 one-bed, 6 two-bed) residential apartments and 2 commercial units.

A representation from a member of the public was read out.

RESOLVED: Members have no objection to this application.

P223924/F - Planning Permission

Ross-on-Wye Town, Ross West, Hope And Anchor Rope Walk Ross-On-Wye Herefordshire HR9 7BU, Reinstatement of existing concrete jetty structure. Shoring of supporting substructure with stone filled gabions (Retrospective).

RESOLVED: Members have no objection to this application.

Ross North Ward

P223993/FH - Full Householder

Ross-on-Wye Town, Ross North, 28 Turbit Close Ross-On-Wye Herefordshire HR9 7WW, Proposed 2 storey extension to the property to create a larger kitchen/diner/family room downstairs; downstairs will then be connected and knocked through to the carport which will be turned into a home office. Upstairs the extension will make the 4th small bedroom at the back of the house into a double bedroom with en-suite. At the front of the house we will turn the garden area into an additional parking space to replace the space we are losing by converting the carport.

RESOLVED: Members object to this application. This is a brand new estate that is already very dense and to increase the density further is not appropriate. The application contravenes the Ross-on-Wye Neighbourhood Development Plan policies EN1, as it does not make a positive contribution to the character of Ross and EN4, as this is infill development and it does not have regard to the character of the surrounding townscape. As specified in the Neighbourhood Development Plan, planning applications should demonstrate how infill development contributes positively to Ross with reference to the criteria within EN4 and utilising the Ross-on-Wye Character Assessment Portfolio. Should the application be approved, the Town Council requests that Neighbourhood Development Plan policy EN9 is adhered to, with permeable paving to be in keeping with the character of the surrounding area.

P23/01#25

Further Applications

iv) Planning applications 230250, 230249 and 230209 had been received since the agenda had been published. 230250 and 230249 were applications submitted by Ross Town Council, so no extension to the deadline for comments had been requested as the Town Council would not be submitting comments and application 230209 had been granted an extension to the deadline to allow for the next meeting.

v) Noted: [P224238/PA1 - Home Notification - Prior Approval](#)

Ross-on-Wye Town, Ross North, 5 Checkley Close Ross-On-Wye Herefordshire HR9 7AX, Proposed single storey rear extension which will extend beyond the rear wall of the dwellinghouse by 4.88 metres. The maximum height of the enlarged part of the dwellinghouse is 3.00 metres and the height of the eaves of the enlarged part of the dwellinghouse is 2.50 metres.

P23/01#26

Notifications

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

RESOLVED: To receive and note the decisions.

P23/01#27

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

Planning application 224260 is the latest development on this site and properties from other applications on the site should be taken into consideration and therefore S106 contributions applicable. It would be requested that planning application 230032 is considered for a S106 contribution towards Work Package E outlined in the Ross-on-Wye Movement Study.

P23/01#28

Herefordshire Council Local Plan Review 2021-2041

To receive an update on progress

Nothing to report.

P23/01#29

Broadmeadows/Tanyard, Ross-on-Wye

To receive an update on the questions asked to Herefordshire Council about the Broadmeadow/Tanyard site and agree further action required

7.49pm A member of the public joined the meeting.

Jeff Bishop from Place Studio had sent further information, along with suggested further questions to Persimmon. Ward Cllr Stark had submitted questions relating to the site to Cabinet, but the Monitoring Officer had advised that it was more appropriate for planning. Ward Cllr Stark had suggested that the Sub-Committee reinforce demands for a masterplan to be drawn up.

RESOLVED: That the questions suggested by Place Studio be submitted to Persimmon.

P23/01#30

Extraordinary Market Town Maintenance Fund

To receive further cost information and agree action required

Further funding of £70,000 had been allocated by Herefordshire Council to allow completion of the projects scheduled for 2022-2023 that hadn't been able to take place due to increased costs for the other schemes. Balfour Beatty had been in contact to say that costs had now increased further and this would no longer be sufficient to deliver the remaining four resurfacing schemes. The Town Council was being asked to choose between Option 1, only Kyrle Street to be resurfaced and Option 2, Duxmere Drive, Woodland View and Ryefield Road/Weston Grove to be resurfaced. A letter had been sent to Cllr John Harrington to query these costings and requesting confirmation before this meeting that they were correct, but nothing had been received.

RESOLVED: That a meeting be requested and scheduled at the earliest available opportunity, with Cllr Winder and the Ward Councillors requested to attend to receive an explanation as to why there had been such a significant increase in costs since September 2022. Members did not want to risk losing this additional funding, however the increase in costs was so dramatic, it was agreed that this must be investigated before proceeding any further.

P23/01#31

Proposed Public Path Diversion Order for RR2A, Ross-on-Wye North

To receive details of the pre-order consultation on the proposed diversion and agree comments

RESOLVED: That Members do not object to the proposals but would suggest alterations to remove the dog leg on the proposed route, if possible. The relevant section of path had been marked on the map provided.

P23/01#32

Notice of Proposal (Public Consultation): Traffic Regulation Order Scheme at Three Crosses Road & Ledbury Road

To consider support of the Notice of Proposal

RESOLVED: That the notice of proposal was supported.

P23/01#33

Correspondence

To receive the following correspondence:

- i) Herefordshire Council - Planning and Regulatory Committee, 18 January 2023, 211147 Public Speaking letter
- ii) Herefordshire Council – Section 106 briefing notes and recording from October 2022
- iii) Ross Community Land Trust – Update on the future

RESOLVED: To receive and note the correspondence.

P23/01#34

Date of next Meeting and Items for Consideration

The date of the next scheduled meeting - Tuesday 28th February 2023.

Items for discussion: None.

There being no further business the meeting closed at 8.14pm

Signed

Chairman

Date



Ross-on-Wye Town Council

Minutes of the Planning & Development Sub-Committee Meeting held on Tuesday 28th February 2023 at 7.00pm at The Corn Exchange, Ross-on-Wye

Present: Councillors: Cllr J Winder (Chairman), Cllr D Ciolte,
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

- P23/02#35** **Apologies for Absence**
[Local Government Act 1972 s85 \(1\)](#)
Cllr P Cutter and Cllr L Delves
RESOLVED: To accept the apologies given.
- P23/02#36** **Declarations Of Interest**
[Local Authorities \(Model Code of Conduct\)](#)
None.
- P23/02#37** **Applications for Dispensations**
None.
- P23/02#38** **Public Participation**
[Standing Orders Clause 3 \(e, f, g & h\)](#)
None.
- P23/02#39** **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 31st January 2023
RESOLVED: That the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 31st January 2023 be signed as a correct record.
- P23/02#40** **Action Review Summary**
To receive, review and agree priorities in relation to outstanding actions

Ward Cllr Bartrum was still pursuing the Town Council's issue of lack of responses from various Herefordshire Council departments. The scaffolding on Gloucester Road is currently still in place.
- P23/02#41** **Committee Clerk's Report - to receive and note verbal update (for information only)**

Nothing to report.

P23/02#42

Applications to be considered

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

Ross East Ward

P230209/K - Works to Trees in a Conservation Area

Ross-on-Wye Town, Ross East, 23 Gloucester Road Ross-On-Wye Herefordshire HR9 5LQ, Prune a magnolia tree which has outgrown the garden.

RESOLVED: Members have no objection to this application, but request it is pruned after flowering.

P230206/F - Planning Permission

Ross-on-Wye Town, Ross East, 10-11 Gloucester Road Ross-On-Wye Herefordshire HR9 5BY, Proposal to install two electricity substation housings within car park.

RESOLVED: Members have no objection to this application.

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). Amended documentation.

RESOLVED: Members had nothing to add to the previous representation made.

Ross West Ward

P230395/K - Works to Trees in a Conservation Area

Ross-on-Wye Town, Ross West, Karelia Ashfield Crescent Ross-On-Wye Herefordshire HR9 5PH, T1, T2, T3 3 Birch trees in front garden, reduce height by 2.5 metres and shape. Reduce sides by approximately 1.5 metres. T4 Prunus in rear garden reduce and shape by 1.5 metres and remove water shoots. Trees are getting too big for the garden and need reducing and shaping to maintain their health.

RESOLVED: Members have no objection to this application.

P230212/FH - Full Householder

Ross-on-Wye Town, Ross West, 85 Roman Way Ross-On-Wye Herefordshire HR9 5UY, Proposed first floor extension to form bedroom and en-suite.

RESOLVED: Members have no objection to this application.

P230534/K - Works to Trees in a Conservation Area

Ross-on-Wye Town, Ross West, Ivanhoe 12 Ashfield Crescent Ross-On-Wye Herefordshire HR9 5PH, T1 - Chestnut - fell tree. There is dieback in the crown and the tree is getting too big for the garden. The owner will replant a tree in its place.

RESOLVED: Members object to this application. The tree has no evidence of dieback, the tree is not large, nor next to the house, is well shaped and looks healthy.

Ross North Ward

P230241/K - Works to Trees in a Conservation Area

Ross-on-Wye Town, Ross North, Cawdor House Cawdor Ross-On-Wye Herefordshire HR9 7DN, a) Silver Birch over 8m high. To be topped to approx 50% of existing height. b) Prunus around 6m high. To be topped to 60% of existing height, and pruned to reduce bulk. c) Two Laburnam trees to be reduced in height. Both have limbs to be removed to reduce cross-over and damage to the bark. d) Two Sycamore saplings to be removed completely, and roots killed. All these trees are along the boundary with Brampton Street. They are all along the top of a high retaining wall, and the size of the trees needs to be reduced to avoid damage to this wall.

RESOLVED: Members have no objection to this application.

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. Amended and additional documentation.

RESOLVED: Members had nothing to add to the previous representations made.

P23/02#43

Further Applications

vi) Planning application 230610 had been received since the agenda had been published and an extension to the deadline to allow for the next meeting had been agreed.

vii) Noted: **P230326/XA2 - PP - Approval of details reserved by condition**

Ross-on-Wye Town, Ross West, Land at The Firs Firs Road Ross-On-Wye Herefordshire , Application for approval of details reserved by conditions 5 & 8 attached to planning permission 214018. Herefordshire Council were not accepting comments on this application and it has now been approved.

P23/02#44

Notifications

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

RESOLVED: To receive and note the decisions. Details of how many decisions are in line with the Town Council's representations would be calculated for the next meeting.

P23/02#45

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. An update on the Community Speed Watch would be requested and the volunteers contacted.

P23/02#46

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.

P23/02#47

Herefordshire Council Local Plan Review 2021-2041

To receive an update on progress

Nothing to report.

P23/02#48

Broadmeadows/Tanyard, Ross-on-Wye

To receive an update from Persimmon about the Broadmeadow/Tanyard site and agree a response

Persimmon had responded to the questions asked after the last sub-committee meeting.

RESOLVED: To thank Persimmon for the response and let them know that the Town Council would be interested to hear the outcome of their investigations.

P23/02#49

Extraordinary Market Town Maintenance Fund

- i) To receive an update on the remaining schemes for 2022/2023.*
- ii) To receive queries from BBLP on priorities submitted for 2023/2024 and agree responses*

Following a meeting with Mark Averill from Herefordshire Council, the additional funding allocated to allow completion of the projects scheduled for 2022/2023, would now include the four remaining resurfacing schemes. Queries from BBLP re. the schemes put forward for 2023/2024 had been received.

RESOLVED: To respond to the queries from BBLP as follows: Edde Cross Street/Trenchard Street – this is in a conservation area, request the Town Council would like the slabs retained and cost the whole footpath for slabs. Cawdor Footpath - the drain pipe constantly dripping water on to the footpath needs to be diverted, buried or re-directed, so that the path is not a constant muddy quagmire. The drain feeds onto the path at the point where it makes a left turn and starts heading down to Cawdor Arch. Ideally there should be a soakaway further down the hill. If the drainage is done, the existing surface would be fine. Cawdor resurfacing – the entrance splay is satisfactory, but then the following 100 yards (approximately) needs resurfacing and should be costed. Lighting columns – this would be reconsidered once costings for the other projects was known and if there was any budget remaining.

P23/02#50

Notification of Application for Variation of a Premises Licence

To receive the notification for Aldi Stores, Brookend Street, Ross-on-Wye and consider any representation

RESOLVED: That no representation be submitted.

P23/02#51

Correspondence

To receive the following correspondence:

- i) Herefordshire Council - S106 Additional Parish Briefings Feb 2023 - Meeting Notes and Meeting Recordings*
- ii) Herefordshire Council – Copy of TPO 672 Kyrle Place Ross on Wye (provisional)*
- iii) Herefordshire Council – S106 drop-in sessions*
- iv) Member of the public – Re. trees in front of doctors surgery, Alton Street, Ross-on-Wye*

RESOLVED: To receive and note the correspondence.

P23/02#52

Date of next Meeting and Items for Consideration

The date of the next scheduled meeting - Tuesday 28th March 2023.

Items for discussion: Review of S106 priorities.

There being no further business the meeting closed at 7.55pm.

Signed Chairman

Date



Ross-on-Wye Town Council

Minutes of the Planning & Development Sub-Committee Meeting held on Tuesday 28th March 2023 at 7.00pm at The Corn Exchange, Ross-on-Wye

Present: Cllr J Winder (Chairman), 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

P23/03#53 Apologies for Absence

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

None received.

Absent: Cllr D Ciolte

P23/03#54 Declarations Of Interest

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

None.

P23/03#55 Applications for Dispensations

None.

P23/03#56 Public Participation

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

An anonymous letter from a Walford Road resident, regarding speeding traffic on Walford Road, was read out. The Town Council have a speed indicator device on this road and the data from this is sent to the Police for enforcement checks, where required. Willing volunteers to start a Community Speed Watch had been found, but there were significant delays in getting this started due to a backlog in the Police vetting department. The roads are the responsibility of Herefordshire Council, not the Town Council, so Herefordshire Council should be contacted by concerned residents, including the Ward Member. The Deputy Town Clerk would be unable to respond to the resident as no contact details had been provided.

P23/03#57 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 28th February 2023

RESOLVED: That the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 28th February 2023 be signed as a correct record.

P23/03#58 Action Review Summary

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

The question to Cabinet at Herefordshire Council regarding a masterplan for Broadmeadows/Tanyard had not been submitted as there is no Cabinet meeting

until after the elections. Planning decisions since September 2022 had been looked at and of 33 planning applications decided in the period between September 2022 and March 2023, 31 had consisted of applications that the Town Council had no objections to and had been approved by Herefordshire Council and 2 that had been applications that the Town Council had objected to and had been approved by Herefordshire Council.

P23/03#59 **Committee Clerk's Report** - *to receive and note verbal update (for information only)*

Councillor Symonds had provided a further update on the scaffolding on Gloucester Road. On the 13th March the Planning Enforcement Officer from Herefordshire Council had spoken to the developer who had informed him that the roofers had 7-10 days work left to finish it. After some final decorating touches and once Herefordshire Council had confirmed that it had been finished to their satisfaction, the scaffolding at the front of the building would be removed. As of today, the roof now has tiles on.

A consultation on Permitted Development Rights: Supporting temporary recreational campsites, renewable energy and film making was now available for comment. NALC had provided their draft response and additions and amendments to this could be suggested by 4th April or the consultation could be responded to directly by 25th April. It was agreed to circulate the consultation and put it on the April agenda for any comments.

P23/03#60 **Applications to be considered**
To approve recommendations on the following applications for determination by Herefordshire Council:

Ross East Ward

P230610/K - Works to Trees in a Conservation Area

Ross-on-Wye Town, Ross East, The Knoll Gloucester Road Ross-On-Wye Herefordshire HR9 5NA, G1: Mixed Broadleaf - prune from driveway. G2: Mixed Broadleaf - pruneback to boundary, crown lift on NHS side 4m above ground. H2: Western Red Cedar - clear old dead branches, raise to 2m by clipping and cut back to wall to clear pavement on first 2m. T1: Lilac - prune back from buildings. T2: Pear - prune back from buildings 0.5m gap and deadwood. T3: Pear -prune back from buildings 1m gap and deadwood. T4:Sycamore - no work. T5: Lilac - prune from building and parking area, remove ivy from crown. T6: Lilac - prune from building, 1.5m gap and deadwood.

RESOLVED: Members have no objection to this application.

Ross West Ward

P230487/O - Outline

Ross-on-Wye Town, Ross West, Land at Rectory Farm Ashfield Park Ross-on-Wye Herefordshire, Proposed Outline application for proposed new dwelling and garage, with all matters, save access, reserved.

RESOLVED: Members have no objection to this application.

P23/03#61 **Further Applications**

A re-consultation on planning application 223479 had been received since the agenda had been published and an extension to the deadline for comments to allow for the next meeting was not possible, but information on the changes to the application had been provided. Consideration was given to the need to

delegate authority to make further comments on the application, but it was agreed that as the Sub-Committee's concerns had been addressed, no further comments were required. Further applications 221853 and 230827 had been received since the agenda had been published and an extension to the deadlines for comments to allow for the April meeting had been approved.

P23/03#62

Notifications

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

RESOLVED: To receive and note the decisions.

P23/03#63

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 and a copy of the letter from the resident re. speeding on Walford Road would be included.

P23/03#64

Community Speedwatch

To receive a progress update on the proposed initiative

The volunteers had been contacted by the Deputy Town Clerk in order to ascertain if they had been contacted in relation to the scheme and there had been mixed responses. Some were no longer able to volunteer as, due to the length of time that had passed, they had taken on other volunteering duties or paid employment. Most of them expressed frustration at the lack of progress. PC Daniel Underwood had provided an update to say that there had been some movement in relation to the vetting of volunteers, which had been causing the delay. Unfortunately, he was unable to provide a timescale for the vetting to be completed. He had agreed to provide an update as soon as he received further information.

RESOLVED: To contact the Police and Crime Commissioner to request assistance in getting the scheme up and running.

P23/03#65

Heads of Terms Agreement S106 – Planning Obligations

To review S106 priorities for the allocation of funds

Herefordshire Council had updated the S106 search facility on their website and it was now much more user friendly. The current S106 wishlist within the Planning Obligations Policy was discussed. It was suggested that columns for estimated cost and timescale be included and some suggested amendments to the priorities were considered. In relation to potential questions for the next S106 drop in session, use of various S106 pots for Town Council projects, including funding towards the Daffodil Line bus service and for Dean Hill play park and Wilton Road skate park were suggested. Members did not want to seek reallocation of funding already specified for other local clubs or groups, but were happy for enquiries to be made about accessing the funding.

RESOLVED: To draft a revised wishlist based on the suggestions discussed for consideration at the April meeting. Questions regarding accessing the S106 funding for projects including the skate park, Dean Hill play park and towards the Daffodil Line would be asked when a drop in session is available. It would

also be asked how the Town Council can get involved in discussions about allocation of S106 funding earlier in order to have some input into the process.

7.48pm A member of the public joined the meeting.

7.49pm Cllr P Cutter left the meeting.

P23/03#66 Herefordshire Council Local Plan Review 2021-2041

To receive an update on progress

Nothing to report.

P23/03#67 Broadmeadows/Tanyard, Ross-on-Wye

To consider and agree further action required in relation to the site

The question agreed to pose to Cabinet regarding a masterplan had not been asked as there was no Cabinet meeting prior to elections. Whether to contact Herefordshire Council to ask if the site was being included within the Local Plan review was discussed, but it was agreed to wait until the next consultation on the draft plan takes place and respond to it.

RESOLVED: To contact the landowners relating to the Broadmeadow/Tanyard site, using the contact details already on file, to pass on the contact details for Persimmon as they had given consent for this to be done.

P23/03#68 Extraordinary Market Town Maintenance Fund

iii) To receive an update on the remaining schemes for 2022/2023

iv) To receive an update on priorities submitted for 2023/2024 and agree any action required

The remaining schemes for 2022/2023 were currently being done and should be completed by the end of March. In relation to the schemes proposed for 2023/2024, Tracy Morriss from BBLP had confirmed that the next steps would be to get everything on the list scoped and then they can provide costs and see which items on the Town Council list are achievable with the funding available. An email from Cllr Stark regarding the proposed footpath scheme on Edde Cross Street/Trenchard Street had been received. He disagreed with the Sub-Committee's request that the scheme be costed for slabs rather than Tarmac.

RESOLVED: That the priorities proposed for 2023/2024 remain the same as agreed at the last meeting, with no amendments.

P23/03#69 Correspondence

To receive the following correspondence:

v) Cllr Symonds – Update re. scaffolding at 33 Gloucester Road, Ross-on-Wye

RESOLVED: To receive and note the correspondence.

P23/03#70 Date of next Meeting and Items for Consideration

The date of the next scheduled meeting - Tuesday 25th April 2023.

Items for discussion: Consultation on Permitted Development Rights: Supporting temporary recreational campsites, renewable energy and film making. Planning applications 221853 and 230827. The review of the S106 wishlist.

There being no further business the meeting closed at 8.09pm.

Signed Chairman

Date



Ross-on-Wye Town Council

Minutes of the Planning & Development Sub-Committee Meeting held on Tuesday 25th April 2023 at 7.00pm at The Corn Exchange, Ross-on-Wye

Present: Cllr J Winder (Chairman), Cllr P Cutter, Cllr L Delves, Cllr D Ravenscroft and Cllr J Roberts
In attendance: Carla Boyles – Deputy Town Clerk

There were no members of the press or public present

P23/04#71 Apologies for Absence

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

Cllr J Utting.

Absent: Cllr D Ciolte

P23/04#72 Declarations Of Interest

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

None.

P23/04#73 Applications for Dispensations

None.

P23/04#74 Public Participation

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

None present.

P23/04#75 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 28th March 2023

RESOLVED: That the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 28th March 2023 be signed as a correct record.

P23/04#76 Action Review Summary

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

The scaffolding on Gloucester Road was still in place. The Deputy Town Clerk would contact the enforcement officer again for an update. The Police and Crime Commissioner had been contacted for assistance in getting the Community Speed Watch initiative up and running but no response had been received yet.

P23/04#77 Committee Clerk's Report - to receive and note verbal update (for information only)

Nothing to report.

P23/04#78 Applications to be considered

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

Ross East Ward

P230827/FH - Full Householder

Ross-on-Wye Town, Ross East, The Coach House The Avenue Ross-On-Wye Herefordshire HR9 5AW, Proposed first floor extension and alterations.

RESOLVED: Members have no objection to this application.

7.06pm Cllr D Ravenscroft declared a Schedule 2 interest due to his involvement with Ross Hospital and left the meeting.

P231021/K - Works to Trees in a Conservation Area

Ross-on-Wye Town, Ross East, Ross On Wye Community Hospital Alton Street Ross-On-Wye Herefordshire HR9 5AD, T1 Flowering Cherry Crown reduction. T2 Flowering Cherry Crown reduction to where it has been done prior. T3 Flowering Cherry Crown reduction to where it has been done prior. G1 Group of 6 Flowering Cherry. 5 of which are dead or dying (appears to be Bacterial canker). Remove the 5 dead or dying leave 1 which still looks healthy. Replant area with a group of 3 Rowan trees. T4 Silver Birch Crown reduction to where it has been done prior. T5 Silver Birch Crown reduction to where it has been done prior. T6 Silver Birch Crown reduction to where it has been done prior.

RESOLVED: Members have no objection to this application.

7.09pm Cllr D Ravenscroft returned to the meeting.

P230991/K - Works to Trees in a Conservation Area

Ross-on-Wye Town, Ross East, 1 Waterside Ross-On-Wye Herefordshire HR9 5LN, T1 & T2 In rear garden (both Palm Trachycarpus Fortunei) remove not native and in poor condition.

RESOLVED: Members have no objection to this application.

Ross North Ward

P221853/F - Planning Permission

Ross-on-Wye Town, Ross North, Land to the east of the A40 Ross on Wye Herefordshire HR9 7YR, The application scheme proposes the development of 16 dwellings together with associated development. Amended and additional documentation.

RESOLVED: Members have no objection to this application.

P23/04#79

Further Applications

- i) Planning applications 231169, 231183 and 231224 had been received after the issue of the agenda and an extension to the deadlines for comments had been requested.
- ii) Noted: P231055/K - Works to Trees in a Conservation Area
Ross-on-Wye Town, Ross West, Ross-On-Wye Tennis Centre Walford Road Ross-On-Wye Herefordshire HR9 5AR, T1 Silver Birch tree at the rear of the tree courts, closest to the club house, crown lift to 12 foot over the grass to allow access for walkers and mowers. Remove one 12-15 inch branch over the tennis court. T2 Silver Birch tree at the rear of the tree courts, crown lift to 12

foot over the grass to allow access for walkers and mowers. Crown lift to 18 foot over the tennis court and reduce two remaining limbs by 20% to reduce overhang. Applicant is Ross-on-Wye Town Council.

P23/04#80

Notifications

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

RESOLVED: To receive and note the decisions.

P23/04#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.

P23/04#82

Heads of Terms Agreement S106 – Planning Obligations

To review the Planning Obligations Policy and S106 priorities for the allocation of funds

The policy had been reviewed and the draft circulated.

Proposed: Cllr J Winder
Ravenscroft
Unanimous

Seconded: Cllr D

RESOLVED: That the Planning Obligations Policy review be adopted, subject to the inclusion of Neighbourhood Development Plan Action Projects under point 1 of the process.

P23/04#83

Herefordshire Council Local Plan Review 2021-2041

To receive an update on progress

Nothing to report.

P23/04#84

Broadmeadows/Tanyard, Ross-on-Wye

To consider and agree further action required in relation to the site

As agreed at the last meeting, the landowners had been contacted and provided with Persimmon's contact details. Persimmon had spoken to some of them and had come to the conclusion that based upon discussions with landowners and the issues relating to the land, an overall scheme would be unviable at this time, however development north of the river could be deliverable. It was agreed that the consultation on the draft of the Local Plan review should be awaited to see if the site is included and in what capacity. Next steps could then be considered.

P23/04#85

Extraordinary Market Town Maintenance Fund

To receive an update on priorities submitted for 2023/2024 and agree any action required

An update on the schemes proposed for 2023/2024 had been requested from Tracy Morriss at BBLP but no response received as yet. Cllr Symonds and Cllr Stark had submitted further projects for 2023/2024.

RESOLVED: That the priorities proposed for 2023/2024 remain the same as previously agreed, with no amendments.

P23/04#86

Proposed Base Station Installation Upgrade

To consider comments on the pre-planning consultation for the proposed upgrade at Cornerstone 12397902, Alton Court Reservoir, Penyard Lane, Ross-on-Wye

RESOLVED: Members have no objection to the proposals.

P23/04#87

Permitted development rights: supporting temporary recreational campsites, renewable energy and film-making consultation

To consider comments for submission

RESOLVED: That NALC's response was sufficient with no further comments required.

P23/04#88

Consultation on Government's Proposed Infrastructure Levy in England

To consider comments for submission

RESOLVED: To defer a response on this consultation until the next meeting. It was agreed to form a Working Group to consider a response. Members of the working group would be Cllr Roberts as convener, with Cllr Winder and Cllr Delves. A meeting would be convened prior to the next Planning and Development Sub-Committee meeting, with the Deputy Town Clerk to email all councillors after the elections to invite them to attend.

P23/04#89

Consultation on the Introduction of a Use Class for Short-Term Lets and Associated Permitted Development Rights

To consider comments for submission

RESOLVED: That no comments be submitted.

P23/04#90

Consultation on a Registration Scheme for Short-Term Lets in England

To consider comments for submission

RESOLVED: That no comments be submitted.

P23/04#91

Correspondence

To receive the following correspondence:

- i) Full Fibre – Information re. installation of new broadband apparatus
- ii) Herefordshire Council - S106 Portfolio of Works Delivery Update

RESOLVED: To receive and note the correspondence.

P23/04#92

Date of next Meeting and Items for Consideration

The date of the next scheduled meeting - Tuesday 23rd May 2023.

Items for discussion: The planning applications received since the agenda was published and the Community Infrastructure Levy consultation.

The Chairman expressed his thanks to those Councillors who were not standing in the upcoming elections for all their work over the years.

There being no further business the meeting closed at 7.59pm.

Signed

Chairman

Date



Ross-on-Wye Town Council

Minutes of the Planning & Development Sub-Committee Meeting held on Tuesday 23rd May 2023 at 7.00pm at The Corn Exchange, Ross-on-Wye

Present: Cllr D Ciolte (Chairman), Cllr L Delves, Cllr S Foreman, Cllr M Setchfield, Cllr J Winder and Cllr J Utting

In attendance: Carla Boyles – Deputy Town Clerk

There was one member of the public present

P23/05#93 Apologies for Absence

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

Cllr C Lodea.

P23/05#94 Declarations Of Interest

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

None.

P23/05#95 Applications for Dispensations

None.

7.02pm Cllr J Utting and one member of the public joined the meeting.

P23/05#96 Public Participation

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

A member of the public raised concerns regarding the size, scale and location of the application for Linden House, 14 Church Street. It is a retrospective application in a conservation area, surrounded by many listed buildings. The Historic Buildings Officer and the Enforcement Officer had been contacted by the member of the public regarding the application and did not think it suitable.

The Chairman brought forward planning application 231108 under item

P23/05#100.

[P231108/FH - Full Householder](#)

Ross-on-Wye Town, Ross West, Linden House 14 Church Street Ross-On-Wye Herefordshire HR9 5HN, Retention of existing storage sheds.

Proposed: Cllr M Setchfield
Foreman

Seconded: Cllr S

Unanimous

RESOLVED: Members object to this application as the scale and design is not in keeping with the Ross-on-Wye Neighbourhood Development Plan Policy EN1: Ross Design Policy.

7.15pm One member of the public left the meeting.

P23/05#97 Election of Deputy Planning & Development Sub-Committee Chairman
To elect a Deputy chairman for the ensuing year

Proposed: Cllr J Utting
Unanimous

Seconded: Cllr S Foreman

RESOLVED: to appoint Cllr J Winder to be the Deputy Sub-Committee Chairman.

P23/05#98 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 25th April 2023

RESOLVED: That the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 25th April 2023 be signed as a correct record.

P23/05#99 Planning & Development Sub-Committee Meetings

To review the schedule of meetings for the Planning & Development Sub-Committee

RESOLVED: That the Planning & Development Sub-Committee meetings remain as they currently are, every four weeks.

P23/05#100 Action Review Summary

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

The scaffolding on Gloucester Road was still in place. The Deputy Clerk had contacted the enforcement officer again for an update. The Community Speed Watch initiative was moving along slowly. Vetting progress had been checked but there were conflicting updates on this. The Deputy Clerk would contact the officer from Droitwich responsible for training.

P23/05#101 Committee Clerk's Report - to receive and note verbal update (for information only)

A complaint regarding signage for the new mini market shop on Broad Street had been received from a member of the public. It had been passed on to planning enforcement and they would be carrying out a visit and would provide the outcome of the investigation in due course. An email from a member of the public regarding works at Cleeve Orchard and blocking/re-routing of a PROW had been passed on to the Ward Member and planning enforcement for enquiry.

P23/05#102 Applications to be considered

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

Ross East Ward

P231169/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 a small Holly to 4m in height, T 2-4 are Golden Cupressaceae sp.at approx. 4m along the front border above the stone wall that is adjacent to Gloucester Road. Fell all these trees. There are some smaller Yews growing along the front which will be encouraged to form a hedge, whilst behind these a further hedge of Laurel will be planted to maintain a screen from the road.

RESOLVED: Members support this application, but request replacement with suitable trees.

[P230743/F - Planning Permission](#)

Ross-on-Wye Town, Ross East, Rear of Albion Chambers Gloucester Road Ross-on-Wye Herefordshire HR9 5LE, Proposed construction of five 1 bedroom apartments and associated works.

RESOLVED: Members object to this application due to the removal of car parking and overdevelopment of the site. This is in contravention of the Ross-on-Wye Neighbourhood Development Plan policies EN4: Infill and Backland Development and A3: Changes to car parks.

[P231140/F - Planning Permission](#)

Ross-on-Wye Town, Ross East, 23-24 Brookend Street Ross on Wye Herefordshire HR9 7EE, Change of use of first and second floor to provide residential apartment.

RESOLVED: Members have no objection to this application.

[P231141/L - Listed Building Consent](#)

Ross-on-Wye Town, Ross East, 23-24 Brookend Street Ross on Wye Herefordshire HR9 7EE, Change of use of first and second floors to provide residential apartment.

RESOLVED: Members have no objection to this application.

[Ross West Ward](#)

[P231224/K - Works to Trees in a Conservation Area](#)

Ross-on-Wye Town, Ross West, Telford House 46 New Street Ross-On-Wye Herefordshire HR9 7DA, T1, T2 and T3 - Conifers in the rear garden - fell to ground. T4 - Maple in rear garden - fell to ground. The trees lean heavily over the car park. The garden will be relandscaped.

RESOLVED: Members have no objection to this application, but request replacement with suitable trees.

[P231183/K - Works to Trees in a Conservation Area](#)

Ross-on-Wye Town, Ross West, Thrushes Nest Rope Walk Ross-On-Wye Herefordshire HR9 7BU, G1 - Conifers on rope walk edge - fell one leaning over the garden, reduce to approximately 20 foot, all remaining Conifers from the marked fence post back towards the house. T1 - Elm - fell to ground. T2 - Purple Plum over green shed - fell one leaning stem.

RESOLVED: Members have no objection to this application, but request the conifers are replaced with suitable trees.

[P231249/CD4 - Council Development Reg 4](#)

Ross-on-Wye Town, Ross West, Ashfield Park Primary School Redhill Road Ross-On-Wye Herefordshire HR9 5AU, Single-storey extension to create new main entrance and administration offices.

RESOLVED: Members support this application.

Planning applications 231274, 231307 and 231267 had been received after the issue of the agenda and an extension to the deadlines for comments had been requested.

P23/05#104

Notifications

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

RESOLVED: To receive and note the decisions.

P23/05#105

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 39mph. The report would be circulated to Insp. James Ashton, Herefordshire Rural Safer Neighbourhoods Team.

P23/05#106

Heads of Terms Agreement S106 – Planning Obligations

i) To consider contribution request for any relevant applications

None applicable.

ii) To receive update on the meeting with Andrew Houston, Programme Manager

A report had been provided by the Deputy Clerk detailing the issues discussed and queries raised during the recent S106 Drop-in session. A response was currently awaited.

iii) To consider the draft Heads of Terms Agreement for application 221853, Land to the East of A40

RESOLVED: That it be requested for the sum proposed for education infrastructure also include Brampton Abbots Primary School and that the sum of £15,120.00 (index linked) proposed for sports infrastructure be designated for off-site play/open spaces rather than sports, in accordance with the emerging Ross-on-Wye Town Council Play Strategy and Ross-on-Wye Town Council 5 Year Plan.

P23/05#107

Herefordshire Council Local Plan Review 2021-2041

To receive an update on progress

Nothing to report.

P23/05#108

Street Naming for Land off Middleton Avenue

To consider and agree road name suggestions

RESOLVED: To suggest in order of preference, 1) Stoney Stile, 2) Horsefield Road, 3) Stoney Mews.

P23/05#109

Extraordinary Market Town Maintenance Fund

To receive an update on priorities submitted for 2023/2024 and agree any action required

Cllr Bartrum had met with a BBLP engineer to look at the works required to Cawdor footpath, to enable them to cost the works.

P23/05#110

Consultation on Government's Proposed Infrastructure Levy in England

To consider comments for submission

The task and finish working group had reviewed this consultation and drafted a response for consideration.

RESOLVED: To approve submission of the draft consultation response.

P23/05#111

Correspondence

To receive the following correspondence:

- iii) Ross Tourism Association – Enquiry re. electric vehicle charging points
- iv) Member of the public – Report concern re. new shop opened
- v) Buses4Us – Changes to the timetable of the Daffodil Line
- vi) Member of the public – Re. Brampton Street TRO

RESOLVED: To receive and note the correspondence.

P23/05#112

Date of next Meeting and Items for Consideration

The date of the next scheduled meeting - Tuesday 20th June 2023.

Items for discussion: The planning applications received since the agenda was published.

There being no further business the meeting closed at 8.21pm.

Signed

Chairman

Date



Ross-on-Wye Town Council

Minutes of the Planning & Development Sub-Committee Meeting held on Tuesday 20th June 2023 at 7.00pm at The Corn Exchange, Ross-on-Wye

Present: Cllr D Ciolte (Chairman), Cllr L Delves, Cllr S Foreman, Cllr M Setchfield, Cllr J Winder and Cllr J Utting
In attendance: Carla Boyles – Deputy Town Clerk

There were no members of the press or public present

P23/06#113 Apologies for Absence

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

None.

Absent - Cllr C Lodea.

P23/06#114 Declarations Of Interest

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

None.

P23/06#115 Applications for Dispensations

None.

P23/06#116 Public Participation

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

An email from a member of the public regarding the speed of traffic on Walford Road had been received. Members requested the Deputy Town Clerk reply to provide details of the measures taken by the Town Council, such as the Speed Indicator Device at this location, with all reports from the device being sent to the local policing team and also the Community Speed Watch initiative that the Town Council has instigated. As traffic calming is a Herefordshire Council issue, the email would be passed on to the Ward Councillor for action.

P23/06#117 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 23rd May 2023

RESOLVED: That the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 23rd May 2023 be signed as a correct record.

P23/06#118 Action Review Summary

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

The scaffolding on Gloucester Road was still in place, although it appeared that some had been removed. The Deputy Clerk had contacted the officer from Droitwich responsible for training for the Community Speed Watch initiative and

he had provided the contact details for the new coordinator for this area. However, until the vetting was completed the training could not take place and there was no way to bypass the process. He was hopeful that once vetting had taken place, training could commence fairly quickly. The action to submit a question to Herefordshire Council Cabinet regarding a masterplan for Broadmeadow/Tanyard Lane, that had been deferred until after the elections, could now proceed and Cllr Winder would meet with the Deputy Town Clerk to draft the question.

P23/06#119 **Committee Clerk's Report - to receive and note verbal update (for information only)**

The complaint regarding signage for the new mini market shop on Broad Street had resulted in the planning enforcement officer requiring removal of the unauthorised advertisements and signage within 14 days, otherwise an advertisement removal notice would be served. The signage had now been removed. Further to the road names suggested at the last sub-committee meeting, Herefordshire Council had responded to say that after an initial assessment, they would not recommend Stoney Stile as "Stile" is not a commonly used suffix recommended in their policy. Therefore they would send the other two suggestions off for consultation. Further to reports from a member of the public regarding works at Cleeve Orchard and the blocking/re-routing of a PROW, planning enforcement were of the opinion that it sounds like general maintenance works (not development) which would be allowed irrespective of whether or not within AONB/Green Space. The PROW department have inspected the path and are going to be contacting the landowner regarding clearing the blockage.

P23/06#120 **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) [P231267/FH - Full Householder](#)

Ross-on-Wye Town, Ross West, 14 Vectis Close Ross-On-Wye Herefordshire HR9 5UL, Proposed change of use of garage to provide additional ancillary accommodation to dwelling. Comments submitted: No objection.

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

P23/06#121 **Applications to be considered**

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

Ross East Ward

P231614/F – Planning Permission

Ross-on-Wye Town, Ross East, Vernon Bank, Chase Road, Ross-on-Wye, Herefordshire, HR9 5JH, Proposed single storey rear extension.

RESOLVED: Members have no objection to this application.

Ross West Ward

P231497/A - Advertisement Consent

Ross-on-Wye Town, Ross West, Man Of Ross Inn Wye Street Ross-On-Wye Herefordshire HR9 7BS, Proposed erection of illuminated and non-illuminated signs to the exterior of the building.

Proposed: Cllr D Ciolte
For: 4 Against: 2

Seconded: Cllr J Winder

RESOLVED: Members have no objection to this application, subject to the lights being switched off at closing time.

[P231498/L - Listed Building Consent](#)

Ross-on-Wye Town, Ross West, Man Of Ross Inn Wye Street Ross-On-Wye Herefordshire HR9 7BS, Proposed erection of illuminated and non-illuminated signs to the exterior of the building.

RESOLVED: Members have no objection to this application, subject to the lights being switched off at closing time.

[P231274/F - Planning Permission](#)

Ross-on-Wye Town, Ross West, Malvern House 1 Wye Street Ross-on-Wye Herefordshire HR9 7BX, Proposed variation of condition 2 of planning permission 212311 (Proposed conversion of existing 2 flats into 4 flats) – revised cycle parking area.

RESOLVED: Members object to this application as the revised cycle parking arrangements are not adequate. Members noted and agreed with the objection from the Transportation Department on these grounds.

[P231307/L - Listed Building Consent](#)

Ross-on-Wye Town, Ross West, Malvern House 1 Wye Street Ross-on-Wye Herefordshire HR9 7BX, Proposed variation of condition 2 of planning permission 212312 (Proposed conversion of existing 2 flats into 4 flats) – revised cycle parking area.

RESOLVED: Members object to this application as the revised cycle parking arrangements are not adequate. Members noted and agreed with the objection from the Transportation Department on these grounds.

[P230032/F - Planning Permission](#)

Ross-on-Wye Town, Ross West, 2-5 Market Place Ross-On-Wye Herefordshire, Proposed conversion and extension (roof and 2 storey rear) of an existing commercial building and proposed 3 storey development with undercroft parking to create 16 no. (10 one-bed, 6 two-bed) residential apartments and 2 commercial units. Amended and additional documents received.

RESOLVED: Members support this application, but reiterate the request for S106 contributions towards Work Package E outlined in the Ross-on-Wye Movement Study.

P23/06#122

Further Applications

1. Planning application 231824 had been received after the issue of the agenda. An extension to the deadline for comments would not be requested due to a conflict of interest as the applicant is a Town Councillor.
2. Noted: **[P231563/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 14, 15 attached to planning permission 193478 (APP/W1850/W/20/3260641). Herefordshire Council is not accepting comments on this application.
3. Noted: **[P231621/XA2 - PP - Approval of details reserved by condition](#)**
Ross-on-Wye Town, Ross West, Okell And Stewart Church Row Ross-On-Wye Herefordshire HR9 5HR, Application for approval of details reserved by

conditions 4 & 5 attached to planning permission 223781. Herefordshire Council is not accepting comments on this application.

4.

Noted: [P231592/AM - Non Material Amendment](#)

Ross-on-Wye Town, Ross West, Land adjacent to Cawdor Gardens Ross On Wye Herefordshire, Proposed non-material amendment to permission 182617 (Proposed residential development of 32 dwellings of which 13 will be affordable homes, ecological corridor, separate public open space and provision of access enhancements together with partial (almost total) demolition of former railway bridge) - to amend trigger point of pre-commencement conditions such that the planning permission can be implemented prior to 10th July 2023. Herefordshire Council is not accepting comments on this application.

P23/06#123

Notifications

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

RESOLVED: To receive and note the decisions.

P23/06#124

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 34mph. The report would be circulated to Insp. James Ashton, Herefordshire Rural Safer Neighbourhoods Team.

P23/06#125

Heads of Terms Agreement S106 – Planning Obligations

iv) To consider contribution request for any relevant applications

RESOLVED: To reiterate the request for S106 contributions towards Work Package E outlined in the Ross-on-Wye Movement Study for application 230032.

v) To receive update on the meeting with Andrew Houston, Programme Manager

Andrew Houston had been unwell and was now catching up on outstanding queries. He had confirmed that he would provide a response in due course. Ruth Jackson, Open Space Planning Officer, had responded to the request for currently allocated but uncommissioned S106 money for Sports Facilities to be used towards improvements to Ross Skate Park. She confirmed that the skate park is not eligible as it was towards the sports facilities in Ross, including Ross Sports Centre, Ross Rugby Club, Ross Tennis Club and Ross Rowing Club. She stated that there was a small pot of money towards off site play facilities which may include Roman Way and Dean Hill play areas and that this could potentially be used for the skate park. There was already a request from the Town Council to Andrew Houston regarding this small pot of money being used towards a larger project at Dean Hill play area.

RESOLVED: To reply to Ruth Jackson to suggest that the sports clubs being listed as included does not mean that others are excluded. Skateboarding is an Olympic sport, with the skate park open to all and not members only, unlike the other clubs listed. Some of those included had already received significant sums of S106 money. If required to choose between the skate park and Dean Hill to receive the small pot of £1,297 funding, Dean Hill would be the preference.

P23/06#126

Localism Act (2011), Community Right to Bid, Asset of Community Value – Notice of disposal

- i) *To receive notice that the owner of the Prince of Wales, Walford Road, Ross-on-Wye has issued notice of their intention to dispose of the property*
- ii) *To consider if registration of an intention to bid is required*

RESOLVED: To receive the notice of the intention to dispose of the Prince of Wales, Walford Road and to recommend to the Management Committee that no intention to bid be registered.

P23/06#127

Assets of Community Value

- i) *To review the list of properties registered as assets of community value*
- ii) *To agree any properties requiring an application for listing as an asset of community value*

Proposed: Cllr J Utting
Unanimous

Seconded: Cllr J Winder

RESOLVED: To recommend to the Management Committee that all currently listed Assets of Community Value should remain listed and that the Town Council should submit applications for re-listing, those being (1) Crown and Sceptre, Ross-on-Wye, (2) The Drop Inn, Ross-on-Wye, (3) Eagle Inn, Ross-on-Wye, (4) Friends Meeting House, Ross-on-Wye, (5) Kings Arms, Ross-on-Wye, (6) Man of Ross, Ross-on-Wye, (7) Plough Inn, Ross-on-Wye and (8) Prince of Wales, Ross-on-Wye. It was also agreed to recommend that an application be completed for The Riverside Inn, Ross-on-Wye to be listed as an Asset of Community Value.

P23/06#128

Herefordshire Council Local Plan Review 2021-2041

To receive an update on progress

Nothing to report.

P23/06#129

Extraordinary Market Town Maintenance Fund

To receive an update on priorities submitted for 2023/2024 and agree any action required

No costings had been received as yet. Balfour Beatty had raised the following matters regarding the works. Cawdor footpath requires investigation works, therefore they would only be able to undertake investigation and design works if budget allows, but it couldn't be constructed this financial year. As they had no confirmation of any funding being available for next financial year, they felt this would not be the best use of funding at this stage this year. The Town Council had requested that the works to the Trenchard Street footpath would retain the slabs, rather than replace with tarmac. The Conservation Team at Herefordshire Council had confirmed that they did not see a problem with slabs being taken out in the last 9m of the area and relay with tarmac. This would be more cost efficient, increase future longevity and reduce issues encountered by them with previous similar projects. They requested confirmation of slabs or tarmac.

RESOLVED: To confirm that for the two projects in question, the Cawdor footpath investigation and design works be costed for this financial year and that the retention of slabs, rather than replacement with tarmac, for the Trenchard Street paving project be costed.

P23/06#130

Correspondence

To receive the following correspondence:

- vii) Herefordshire Council – Planning enforcement removal of unauthorised advertisements and signage

- viii) Member of the public – Re. Brampton Street TRO
- ix) Herefordshire Council – Street naming and numbering response
- x) Herefordshire Council - S106 Portfolio of Works Delivery Update - Parish Briefings - Future Booking August 2023
- xi) Member of the public – Re. Cleeve Orchard
- xii) Member of the public – Copy of email request for variation of route for the Daffodil Line

RESOLVED: To receive and note the correspondence. In relation to correspondence about the Daffodil Line and bus routes around Ross, it was requested that the Ward Councillors lobby Herefordshire Council regarding accessing S106 money to be used towards the improvement of bus routes serving Ross.

P23/06#131

Date of next Meeting and Items for Consideration

The date of the next scheduled meeting - Tuesday 18th July 2023.

Items for discussion: Articulated lorries using unsuitable roads in the town centre and Cabinet question regarding a masterplan for Broadmeadows/Tanyard, Ross-on-Wye.

There being no further business the meeting closed at 8.26pm.

Signed

Chairman

Date



Ross-on-Wye Town Council

Minutes of the Planning & Development Sub-Committee Meeting held on Tuesday 18th July 2023 at 7.00pm at The Corn Exchange, Ross-on-Wye

Present: Cllr J Winder (Meeting Chairman), Cllr D Ciolte, Cllr L Delves, Cllr S Foreman and Cllr J Utting
In attendance: Carla Boyles – Deputy Town Clerk and Charlotte Reynolds – Community Development Officer

There were no members of the press or public present

P23/07#132 Apologies for Absence

[Local Government Act 1972 s85 \(1\)](#)
Cllr C Lodea and Cllr M Setchfield.

P23/07#133 Declarations Of Interest

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

P23/07#134 Applications for Dispensations

None.

P23/07#135 Public Participation

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

P23/07#136 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 20th June 2023

RESOLVED: That the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 20th June 2023 be signed as a correct record.

P23/07#137 Action Review Summary

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

The scaffolding on Gloucester Road had now been removed. The vetting for the Community Speed Watch initiative had still not been completed although they had mentioned that they may be able to complete training whilst awaiting completion of vetting. The Deputy Clerk was awaiting further information. Submission of applications for listing Assets of Community Value had been approved by the Management Committee and the Deputy Clerk would now proceed with completing applications.

7.16pm Cllr D Ciolte joined the meeting.

P23/07#138 **Committee Clerk's Report - to receive and note verbal update (for information only)**

Further to removal of the unauthorised signage for the new mini market shop on Broad Street, new signage had now been installed. The enforcement officer had advised that although the new signage does not comply with 'deemed consent', they would not be pursuing this matter further as no harm had been identified under Herefordshire Core Strategy policy SD1 and the matter was now closed. Further to reports from a member of the public regarding the blocking/re-routing of a PROW at Cleeve Orchard, the PROW inspector had met with the landowner to discuss clearing the path.

The Management Committee had recommended this sub-committee consider further action regarding the dangerous junction at Wye St/High St/Edde Cross St. They had requested the Town Clerk investigate accident data for this location. The Town Clerk had advised that the road accident information would cost £76.60 and did not feel there was any benefit to paying this fee. Members thought that the fee should be paid in order to obtain the data.

Notification had been received today that the planning application relating to McDonalds (222314) was being considered at Herefordshire Council's next Planning & Regulatory Committee on the 26th July 2023. It was agreed for Cllr Foreman to speak at the committee meeting. A statement reiterating previously approved comments on the application would be drafted by the Deputy Clerk to be read out by Cllr Foreman and would be circulated to members prior to the committee meeting.

P23/07#139 **Applications to be considered**
To approve recommendations on the following applications for determination by Herefordshire Council:

Ross North Ward

P232016/K - Works to Trees in a Conservation Area

Ross-on-Wye Town, Ross North, 23 Vaga Crescent Ross-On-Wye Herefordshire HR9 7RQ, T1: Cherry - Fell.

RESOLVED: Members object to this application. This is a healthy tree, with no branches touching the house. Some pruning of the tree's spread should be allowed, but no felling.

P232005/K - Works to Trees in a Conservation Area

Ross-on-Wye Town, Ross North, Wyelands Cawdor Ross-On-Wye Herefordshire HR9 7DN, T1 - Sycamore. Fell to ground.

RESOLVED: Members object to this application. This is a large tree that is very visible in the townscape. It is away from the house and appears to be very healthy. Some reductive pruning by a small percentage could be allowed, but no felling. Sycamores are important for habitat, particularly as a food source for birds.

P231985/J - Works to trees covered by TPO

Ross-on-Wye Town, Ross North, 7 Oaklands Court Ross-On-Wye Herefordshire HR9 7HD, To reduce the height of a lime tree from 17.5 m to approx 3.5m, the reduction in height will remove any ongoing safety risk as after having the tree accessed by a professional it's found to have decay at the base, reducing to a

manageable height will hopefully give the tree longevity and will alleviate any potential dangers in the future.

RESOLVED: Members have no objection to this application, but recommend that work is carried out after 1st November.

[P231994/F - Planning Permission](#)

Ross-on-Wye Town, Ross North, Pigeon House Farm Ross-On-Wye Herefordshire HR9 7QJ, Proposed erection of a single span portal steel framed building to be used as a hay and implement storage building.

RESOLVED: Members have no objection to this application.

[Ross East Ward](#)

[P231744/FH - Full Householder](#)

Ross-on-Wye Town, Ross East, 13 Alton Street Ross-On-Wye Herefordshire HR9 5NN, Proposed garage conversion and first floor extension.

RESOLVED: Members have no objection to this application.

[P231706/FH - Full Householder](#)

Ross-on-Wye Town, Ross East, The Coach House The Avenue Ross-On-Wye Herefordshire HR9 5AW, Proposed first floor extension and alterations.

RESOLVED: Members have no objection to this application.

[P231779/F - Planning Permission](#)

Ross-on-Wye Town, Ross East, 3 Croft Court Ross-On-Wye Herefordshire HR9 7AB, Proposed conversion and change of use of retail store to tattoo parlour.

One abstention.

RESOLVED: Members support this application.

[P231780/A - Advertisement Consent](#)

Ross-on-Wye Town, Ross East, 3 Croft Court Ross-On-Wye Herefordshire HR9 7AB, Proposed fascia sign.

RESOLVED: Members support this application.

[P232032/L - Listed Building Consent](#)

Ross-on-Wye Town, Ross East, 56 Broad Street Ross-On-Wye Herefordshire HR9 7DY, Proposed repairs to the existing roof, comprising: the removal and re-use of ridge crests; removal and disposal of old battens; installation of roofing felt overlaid with treated battens; strip and re-use of existing slate roof tiles; disposal of damaged roof tiles and replacement to match existing; fixtures of roof slates with x2 copper nails per slate.

RESOLVED: Members support this application.

[Ross West Ward](#)

[P231820/FH - Full Householder](#)

Ross-on-Wye Town, Ross West, 35 Roman Way Ross-On-Wye Herefordshire HR9 5RL, Proposed boundary fences.

RESOLVED: Members object to this application as it will result in the removal of a hedge. This conflicts with the Ross-on-Wye Neighbourhood Development Plan Policy EN9: Hard Surfacing of Drives & Parking Areas, which includes boundary treatments.

P23/07#140

Further Applications

5. Planning application 232073 had been received since the agenda had been published. An extension to the deadline for comments had been granted and it would be included on the next agenda.
6. Noted: [P231804/XA2 - PP - Approval of details reserved by condition](#)
Ross-on-Wye Town, Ross East, Land adj The Vets Hildersley Herefordshire HR6 7NJ, Application for approval of details reserved by conditions 1, 6, 7, 8, 11 attached to planning permission 221146. Herefordshire Council is not accepting comments on this application.
7. Noted: [P231802/AM - Non Material Amendment](#)
Ross-on-Wye Town, Ross East, Land at Hildersley Farm Hildersley Ross-on-Wye Herefordshire, Proposed non-material amendment to planning permission 210374 (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) - to reduce the potential negative impacts of plant species on house foundations. To improve the landscaping design. To improve pedestrian visibility when crossing. Herefordshire Council are not accepting comments on this application.
8. Noted: [P231950/AM - Non Material Amendment](#)
Ross-on-Wye Town, Ross East, Land at Merrivale Lane Ross-on-Wye Herefordshire, Proposed Non-material amendment to planning permission 201134 (Outline planning permission for 16 dwellings with all matters reserved except access) – Variation of condition 4 and 20 of outline planning consent P201134/O - To allow greater flexibility in determining the location of the pedestrian link from the site to the adjacent public right of way. Herefordshire Council are not accepting comments on this application.
9. Noted: [P231904/XA2 - PP - Approval of details reserved by condition](#)
Ross-on-Wye Town, Ross North, St Mary's Garden Village (Phase 4A) Land to the East of the A40 Ross on Wye Herefordshire, Application for approval of details reserved by conditions 8, 12 & 24 attached to planning permission 194403/O. Herefordshire Council are not accepting comments on this application.

P23/07#141

Notifications

To receive the notifications of decisions on planning applications on the attached list (enclosed)

RESOLVED: To receive and note the decisions.

P23/07#142

Speed Indicator Device (SID)

To receive and consider the SID traffic report information for June at Walford Road (enclosed)

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.

P23/07#143

Heads of Terms Agreement S106 – Planning Obligations

vi) To consider contribution request for any relevant applications

There were no relevant applications.

vii) *To receive update on actions from the meeting with Andrew Houston, Programme Manager*

Following the last meeting a reply had been sent to Ruth Jackson, but no response received. No response to any of the other outstanding queries had been received either. Cllr Bartrum had emailed the Chief Executive of Herefordshire Council regarding the lack of progress and response and had requested a meeting.

Proposed: Cllr J Utting
Winder
Unanimous

Seconded: Cllr J

RESOLVED: That if no satisfactory response has been received to outstanding S106 queries before the Management Committee meeting in September, a formal complaint to the Chief Executive of Herefordshire Council is recommended.

P23/07#144

Application to Vary Premises Licence - Crown & Sceptre, Ross

To receive notification of an application for the Crown & Sceptre, Ross-on-Wye to vary the premises licence and consider any representation required (enclosed)

RESOLVED: Members object to this application to vary the premises licence of the Crown & Sceptre, Ross due to concern regarding reports in relation to drug dealing and drug taking, antisocial behaviour and underage drinking, as notified to the Town Council by the local Police and concerned residents

P23/07#145

Broadmeadows/Tanyard, Ross-on-Wye

To consider approval of draft question for submission to Herefordshire Council's Cabinet requesting Herefordshire Council produce a masterplan for the site (enclosed)

Proposed: Cllr J Winder

Seconded: Cllr D

Ciolte

Unanimous

RESOLVED: To approve submission of the question to Herefordshire Council's Cabinet.

P23/07#146

Herefordshire Council Local Plan Review 2021-2041

i) To receive the Herefordshire Minerals & Waste Local Plan Main Modifications Consultation (enclosed) and consider any representation required

8.04pm Member of the public joined the meeting.

RESOLVED: That no representation is submitted.

ii) To receive a verbal report from the Deputy Clerk on Herefordshire Council's Characterisation and Local List for Herefordshire consultation event

iii) To consider the proposed characterisation statement for Ross-on-Wye and approve any suggested amendments (enclosed)

iv) To consider Ross-on-Wye heritage assets for nomination to be included in a potential local list

RESOLVED: To approve the characterisation statement for Ross-on-Wye, including suggested amendments. To approve nomination of local heritage

assets comprising of the railway bridge at Cawdor, Fiveways Railway, Wallace Hall Monument, lamppost at the Market Place, two boundary markers, Roman temple at the Prospect, the historic rockface on Wilton Road and Thomas Blake Memorial Gardens.

P23/07#147

Extraordinary Market Town Maintenance Fund

To receive proposals and costings for priorities submitted for 2023/2024 and consider approval (enclosed)

Balfour Beatty had provided costings for most of the schemes proposed, however despite requesting that the Cawdor footpath works were costed for the investigation and design works and for the retention of slabs on Trenchard Street, rather than tarmac, they had declined to provide costings for these as they believed the money would be better utilised on the other projects. They had also not costed for resurfacing of the Archenfield Road junction as in their opinion it did not need resurfacing. Therefore, costings for the other schemes had been provided. Cllr Stark had proposed additional schemes that he requested the sub-committee consider for inclusion.

Foreman

Proposed: Cllr J Utting

Seconded: Cllr S

Unanimous

RESOLVED: To accept in principle the proposed schemes and costings for footpath works on Archenfield Road, Walford Road, Greytrees Road and Penyard Lane, replacement barrier at Kings Acre car park, street name signs at Overcross Close, Riverview and Abbotts Close, resurfacing at Greytrees Spine Road and Brampton Road/Brampton Avenue junction at a cost of £158,572.00. Members accepted the decision on the works to Cawdor footpath and Archenfield Road junction, however, declined to accept the works to be undertaken with tarmac rather than slabs on Trenchard Street and insist costings for slabs to be retained be provided before confirmation of the other schemes. It was requested that Mark Averill, Interim Service Director Transport and Highways at Herefordshire Council be copied in to emails to Balfour Beatty relating to this.

P23/07#148

Highways Matters

i) To consider action regarding articulated lorries using unsuitable roads in the town centre

It had been noted that Ward Cllr O'Driscoll had taken action regarding this and was working on a solution to improve matters.

ii) To consider action regarding The Crofts vehicular access

Ward Cllr O'Driscoll had passed on concerns from a resident regarding bicycles using Crofts Lane. The resident had requested it be made pedestrian only. Members noted that this was an unclassified road and therefore could be used by cyclists and vehicles. It was not felt any action was required at this time, but if this became a more frequent occurrence, it would be reviewed.

P23/07#149

Electric Vehicle Chargepoint locations

To identify any potential locations for Herefordshire Council to consider installing public EV charge points to support residents who have to park on street

RESOLVED: To propose potential locations of Homs Road, New Street and Gloucester Road, Ross-on-Wye.

P23/07#150

Correspondence

To receive the following correspondence:

1. Cllr E O’Driscoll - Wye Valley AONB Joint Advisory Committee Position statement: Housing development in the Wye Valley AONB and its setting (enclosed)
2. Cllr L Stark – Copied into reply to resident re. long overdue repairs to rockfall on Wilton Road, Ross-on-Wye
3. Yvonne Coleman, Planning Obligations Manager – Copied into reply to Cllr Bartrum re. S106 funding for application no. 221853 (enclosed)
4. Cllr C Bartrum – Copied into email to the Chief Executive of Herefordshire Council regarding S106 and the Extraordinary Market Town Maintenance Fund (enclosed)

RESOLVED: To receive and note the correspondence. An item circulated by Cllr Stark regarding a proposal for economic growth by a member of the public would be included within the Away Day in October.

P23/07#151

Date of next Meeting and Items for Consideration

The date of the next scheduled meeting - Tuesday 15th August 2023.

Items for discussion: Application 232073.

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 15th August 2023 at 7.00pm at The Corn Exchange, Ross-on-Wye

Present: Cllr D Ciolte (Chairman), Cllr J Winder, Cllr S Foreman, Cllr C Lodea, Cllr Michelle Setchfield and Cllr B Pope (Substitute for Cllr L Delves)

In attendance: Charlotte Reynolds – Community Development Officer

There were 5 members of the public present.

P23/08#152 **Apologies for Absence**
[Local Government Act 1972 S85 \(1\)](#)
Cllr J Utting and Cllr L Delves

RESOLVED: To accept the apologies given.

P23/08#153 **Declarations of Interest**
[Local Authorities \(Model Code of Conduct\) Order 2007 SI No. 1159](#)
None

P23/08#154 **Applications for Dispensations**
None

P23/08#155 **Public Participation**
[Standing Orders Clause 3 \(e, f, g & h\)](#)
A member of the public spoke about their planning application regarding storage sheds at Linden House 14 Church Street. The applicant said a planning officer had visited the site and made some suggestions. It was stated that the resubmission of the application is based upon guidance and suggestions from planning officials.

A local resident expressed their objection to the size and material of the storage shed. There were some concerns expressed about the proposed relocation of the one shed which could result in it being closer to listed buildings.

Another member of the public said the sheds were contrary to policy LD1 and LD4 of Herefordshire Council's Core Strategy and the Ross Neighbourhood Development Plan EN1.

P23/08#156 **Planning & Development Sub-Committee Meeting – Minutes**
[Local Government Act 1972 Sch 12 Para 41\(1\)](#)
To confirm and sign the minutes of the previous meeting held on Tuesday 18th July 2023

RESOLVED: That the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 18th July 2023 be signed as a correct record.

7.15pm One member of the public left the meeting.

P23/08#157

Action Review Summary

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

RESOLVED – To receive and note the report.

P23/08#158

Committee Clerk's Report

To receive and note verbal update

- Update on meeting of Herefordshire Council Planning & Regulatory Committee attended on 26th July 2023.
- Update from Herefordshire Council regarding the application to vary the premises licence for the Crown & Sceptre.
- The Extraordinary Market Town Maintenance Fund update. Retention of existing slabs on Trenchard Street now included at an additional cost of £2,429, bringing the total cost for all schemes included to £172, 908. Ward Cllr L Stark does not support the retention of the slabs and requested his views be noted.
- Broadmeadow/Tanyard site update. See Agenda item P23/08#164.
- S106 Funding update.
- Traffic Regulation Order requests for: Residents Parking review, Alton Street and Waiting Restrictions, Grammar School Close.

RESOLVED – To receive and note the report.

P23/08#159

Applications to be considered

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

Ross West Ward

P232270/FH - Full Householder

Ross-on-Wye Town, Ross West, Linden House 14 Church Street Ross-On-Wye Herefordshire HR9 5HN, Retention of existing storage sheds.

Two abstentions.

RESOLVED: Members object to this application as the scale and design is not in keeping with the Ross-on-Wye Neighbourhood Development Plan Policy EN1: Ross Design Policy.

P232198/FH - Full Householder

Ross-on-Wye Town, Ross West, 13 Roman Way Ross-On-Wye Herefordshire HR9 5RL, Proposed single storey extension.

RESOLVED: Members have no objection to this application.

Ross North Ward

P232290/J - Works to trees covered by TPO

Ross-on-Wye Town, Ross North, Ross Court Retirement Home Overross Close Ross-On-Wye Herefordshire HR9 7BQ, Various works to Acer (sycamore)(T1), Ash (T4), Pine (T8), Sycamore (T14), and Cypress hedge(G2).

RESOLVED: Members have no objection to this application.

[P232335/K - Works to Trees in a Conservation Area](#)

Ross-on-Wye Town, Ross North, Hawarden Cawdor Ross-On-Wye Herefordshire HR9

7DL, The tree is a cypress which has become too large for its garden setting. It is a multi stemmed tree that is beginning to split. The intention is to fell the tree and removed the stump.

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

[Ross East Ward](#)

[P232277/K - Works to Trees in a Conservation Area](#)

Ross-on-Wye Town, Ross East, Chasewood Lodge Walford Road Ross-On-Wye Herefordshire HR9 5PQ, Cherry tree - cut back to boundary line/appropriate growth points to gain 6-8 metres clearance from the roof.

RESOLVED: Members have no objection to this application.

[P232250/K - Works to Trees in a Conservation Area](#)

Ross-on-Wye Town, Ross East, Grosmont House Walford Road Ross-On-Wye Herefordshire HR9 5PG, Proposed works to T2 Dead Ivy covered tree, T3 Walnut, T4 Pine on rearboundary, T5 Birch on rear boundary, T6 Leylandii on rear boundary. All fell to as near ground level as possible. T7 Large Sycamore on rear boundary, crown raise to approximately 5 metres above ground level and also trim any branches to give 1 metre clearance to BT lines.

RESOLVED: Members have no objection to this application, but request light pruning of T3 walnut.

[P232249/K - Works to Trees in a Conservation Area](#)

Ross-on-Wye Town, Ross East, Land at Highgate Walford Road Ross-on-Wye HR9 5AQ, Proposed works to T1 - Large Cherry on roadside boundary, reduce in height by approximately 50% leaving a more compact and pleasing appearance.

RESOLVED: Members approve a 25% reduction in height.

[P232247/FH - Full Householder](#)

Ross-on-Wye Town, Ross East, Old Croft 17 Tudor Street Ross-On-Wye Herefordshire HR9 5PS, Proposed first floor loft extension above existing garage to provide ancillary accommodation/storage and ground floor store extension.

One abstention.

RESOLVED: Members have no objection to this application.

[P232073/J - Works to trees covered by TPO](#)

Ross-on-Wye Town, Ross East, The Chase Hotel Gloucester Road Ross-On-Wye Herefordshire HR9 5LH, Proposed works to various trees.

RESOLVED: Members strongly object to this application. Members refer to the Ross Neighbourhood Development Plan and ask if an Ecology Assessment has been prepared as there is particular concern to any potential impact on the known bat population. We note from our Tree Warden that there will be replanting.

10. Planning application 232364 had been received since the agenda had been published. An extension to the deadline for comments had been granted and it would be included on the next agenda.

11. Noted: [P232261/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.

12. Noted: [P232238/XA2 - PP - Approval of details reserved by condition](#)

Ross-on-Wye Town, Ross West, Land at Trenchard House Edde Cross Street Ross-on-Wye, Application for approval of details reserved by Conditions 3,4,5,6,7,8,9,12,13 & 14 attached to planning permission 193980. Herefordshire Council are not accepting comments on this application.

P23/08#161

Notifications

To receive and note the decisions on planning applications

RESOLVED – To receive and note the report.

P23/08#162

Speed Indicator Device (SID)

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

RESOLVED – To receive and note the report. The report would be circulated to Insp. James Ashton, Herefordshire Rural Safer Neighbourhoods Team.

P23/08#163

Heads of Terms Agreement S106 – Planning Obligations

viii) To consider contribution request for any relevant applications

ix) To receive update on meetings with Herefordshire Council officers regarding S106 contributions and agree any action required

RESOLVED – There were no contribution requests to consider. To receive and note the update.

P23/08#164

Herefordshire Council Local Plan Review 2021-2041

To receive update from Herefordshire Council regarding future planning policies and proposals for the Broadmeadows/Tanyard Lane site

RESOLVED – Members agreed with the Committee Clerk’s proposal to submit a request to the Herefordshire Council Cabinet Meeting in September for an update on the Broadmeadow/Tanyard site and to invite Senior Planning Officer, Victoria Eaton, to the next Planning and Development Sub-Committee meeting in October.

7.44pm One member of the public joined the meeting.

P23/08#165

Application to Grant a Premises Licence – Indy-Rasoi, Ross-on-Wye

To receive notification of an application for Indy-Rasoi, Ross-on-Wye to grant a premises licence and consider any representation required

RESOLVED: Members have no objection to this application. Members request the applicant pays particular attention to the volume of music due to the premises being in a residential area.

P23/08#166

Assets of Community Value

To approve applications to re-list as an asset of community value:

1. The Prince of Wales Public House, Ross-on-Wye

2. The Man of Ross Inn, Ross-on-Wye

Proposed: Cllr J Winder
Ciolte
Unanimous

Seconded: Cllr D

RESOLVED: To agree and approve the applications to re-list The Prince of Wales, Public House and The Man of Ross Inn as assets of community value.

P23/08#167

Traffic Regulation Order

To consider support of a proposal by Ward Cllr O'Driscoll to request a Traffic Regulation Order to extend the 30mph limit on the A40 at Hildersley

Proposed: Cllr J Winder
Foreman
Unanimous

Seconded: Cllr S

RESOLVED: To agree to support the proposal by Ward Cllr O'Driscoll to request a Traffic Regulation Order to extend the 30mph limit on the A40 at Hildersley

P23/08#168

Correspondence

To receive the following correspondence:

5. Herefordshire Council – S106 drop in sessions for August
6. Herefordshire Council – S106 Portfolio of works delivery update (enclosed)
7. ADL Traffic – Notification of a meeting to look at possible TRO for Residents Parking review – Alton Street and Waiting Restrictions – Grammar School Close
8. Herefordshire Council – Notification of confirmation of TPO 672 Kyrle Place, Ross on Wye (enclosed)

RESOLVED: To receive and note the correspondence.

P23/08#169

Date of next Meeting and Items for Consideration

The date of the next meeting - Tuesday 12th September 2023
Items for discussion: Application 232364

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 12th September 2023 at 7.00pm at The Corn Exchange, Ross-on-Wye

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

There were no members of the public or press present.

P23/09#170 **Apologies for Absence**
[Local Government Act 1972 S85 \(1\)](#)
Cllr C Lodea and Cllr S Foreman.

RESOLVED: To accept the apologies given.

P23/09#171 **Declarations of Interest**
[Local Authorities \(Model Code of Conduct\) Order 2007 SI No. 1159](#)
None

P23/09#172 **Applications for Dispensations**
None

P23/09#173 **Public Participation**
[Standing Orders Clause 3 \(e, f, g & h\)](#)
None

P23/09#174 **Planning & Development Sub-Committee Meeting – Minutes**
[Local Government Act 1972 Sch 12 Para 41\(1\)](#)
To confirm and sign the minutes of the previous meeting held on Tuesday 15th August 2023

RESOLVED: That the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 15th August 2023 be signed as a correct record.

P23/09#175 **Action Review Summary**
To receive, review and agree priorities in relation to outstanding actions

Victoria Eaton, Planning Officer, would be attending the sub-committee meeting in December to discuss a masterplan for the Broadmeadow/Tanyard site. The question regarding a masterplan had been submitted to Herefordshire Council for the September cabinet meeting.

RESOLVED: To receive and note the report.

P23/09#176 **Committee Clerk's Report**

To receive and note verbal update

The Deputy Clerk had been following up on Community Speedwatch progress. The police had decided that training could be undertaken while vetting awaited completion and that the Safer Neighbourhoods Team could progress this. PCSO Simon Hall had been in contact to say that three of the volunteers were required to undertake ID checks again. These volunteers weren't willing to do this again and due to the length of time had withdrawn their offer to volunteer or not responded. Therefore, from the original eleven volunteers, due to the substantial delays with vetting, only three were now in a position or willing to volunteer. PCSO Hall had been informed of this and a plea to get this up and running as soon as possible to avoid losing the remaining volunteers had been made.

RESOLVED: To receive and note the report.

P23/09#177

Applications to be considered

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

Ross West Ward

P232476/FH - Full Householder

Ross-on-Wye Town, Ross West, 12 Middleton Avenue Ross-On-Wye Herefordshire HR9 5BD, 12 Middleton Avenue Ross-On-Wye Herefordshire HR9 5BD, Proposed extension.

RESOLVED: Members have no objection to this application.

P232452/K - Works to Trees in a Conservation Area

Ross-on-Wye Town, Ross West, Ross On Wye Police Station Old Maids Walk Ross-On-Wye Herefordshire HR9 5HB, Proposed works to trees overhanging private property/garden to rear (Church Close) - Beech 858 - reduce canopy spread this side by approx 2.5-3 metres to approx red line. All remaining trees B - cut back to approx fence line.

RESOLVED: Members have no objection to this application.

P232364/L - Listed Building Consent

Ross-on-Wye Town, Ross West, 10 Wye Street Ross-On-Wye Herefordshire HR9 7BX, Proposed refurbishment of No.10 Wye Street to include: replacement of inappropriate joinery details with suitable alternatives, introduction of slim-line double-glazing within refurbished frames, removal of modern stud partition, modernisation of bathroom and tanking system to prevent damp ingress.

RESOLVED: Members object to this application – see Historic Buildings officer comments.

P232494/K - Works to Trees in a Conservation Area

Ross-on-Wye Town, Ross West, Land at Kyrle Place Ross-on-Wye Herefordshire, 1. Prunus in Alleyway between 5/6 Kyrle Place which is lifting paving, fell to ground. Grind stump to below ground level. 2. Conifer between 6/7 Kyrle Place which lifting paving, fell to ground. Grind stump to below ground level.

RESOLVED: Members object to this application. The Prunus is in a shared area and has improved over the last few years. The Conifer is a well grown healthy tree. There is no reason to fell.

P232596/J - Works to trees covered by TPO

Ross-on-Wye Town, Ross West, Ross-On-Wye Sports Centre, The Riverside Wilton Road Wilton Ross-On-Wye Herefordshire HR9 5JA, 2 Ash trees in hedge line at the rear of the club house - fell to fence height. T1 is dead. T2 is showing signs of Ash die back.

RESOLVED: Members support this application, but request planting of suitable replacement trees.

P232468/L - Listed Building Consent

Ross-on-Wye Town, Ross West, Malvern House 1 Wye Street Ross-on-Wye HR9 7BX, Application for variation of condition 2 following grant of planning permission 212312/L (Proposed conversion of existing 2 flats into 4 flats) - to relocate the cycle parking to an area within the ground floor inside Malvern House where they will be undercover and secure.

RESOLVED: Members have no objection to this application.

P232469/F - Planning Permission

Ross-on-Wye Town, Ross West, Malvern House 1 Wye Street Ross-on-Wye HR9 7BX, Application for variation of condition 2 following grant of planning permission 212311/F (Proposed conversion of existing 2 flats into 4 flats) - to relocate the cycle parking to an area within the ground floor inside Malvern House where they will be undercover and secure.

RESOLVED: Members have no objection to this application.

Ross North Ward

P232507/K - Works to Trees in a Conservation Area

Ross-on-Wye Town, Ross North, Cawdor House Cawdor Ross-On-Wye Herefordshire HR9 7DN, One Leylandii tree is to be stripped of all its foliage, leaving just the trunk, which will be reduced to a height of 3m. This is to be killed so there is no further growth.

Abstention: Cllr J Utting For: 4

RESOLVED: Members have no objection to this application.

Ross East Ward

P232508/F - Planning Permission

Ross-on-Wye Town, Ross East, 2 Ryefield Villas Gloucester Road Ross-on-Wye Herefordshire HR9 5LR, Proposed change of use of existing detached self contained annexe into holiday let accommodation.

RESOLVED: Members have no objection to this application.

P23/09#178

Further Applications

13.Planning application 232665 had been received since the agenda had been published. The deadline for comments published on the Herefordshire Council website was the 12th October and therefore it would be included on the next agenda.

14. Noted: **P232605/AM - Non Material Amendment**

Ross-on-Wye Town, Ross East, Land at Hildersley Farm A40 Hildersley To Weston Under Penyard Hildersley Herefordshire HR9 7NW, Proposed non material amendment to planning permission 210374 (proposed development of approximately 212 dwellings including affordable housing, public open

space and associated works) - to replace the Abbeydale house types at plots 106, 112, 151, 152 and 152 with the Eckington house type. Herefordshire Council are not accepting comments on this application.

P23/09#179

Notifications

To receive and note the decisions on planning applications

RESOLVED: To receive and note the report.

P23/09#180

Speed Indicator Device (SID)

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

RESOLVED – To receive and note the report. The report would be circulated to Insp. James Ashton, Herefordshire Rural Safer Neighbourhoods Team.

P23/09#181

Heads of Terms Agreement S106 – Planning Obligations

- x) To consider contribution request for any relevant applications*
- xi) To receive update on meetings with Herefordshire Council officers regarding S106 contributions and agree any action required*

RESOLVED: There were no contribution requests to consider. To receive and note the update.

P23/09#182

Herefordshire Council Local Plan Review 2021-2041

To receive an update on progress

None

P23/09#183

Consultations

To consider responses on the following consultations:

- i) Consultation on additional flexibilities to support housing delivery, the agricultural sector, businesses, high streets and open prisons; and a call for evidence on nature-based solutions, farm efficiency projects and diversification (enclosed)*
- ii) Levelling-up and Regeneration Bill: consultation on implementation of plan-making reforms (enclosed)*
- iii) Consultation on operational reforms to the Nationally Significant Infrastructure Project (NSIP) consenting process (enclosed)*

RESOLVED: For a task and finish working group consisting of Cllr Utting, Cllr Delves and Cllr Winder to be set up to draft responses to the consultations. As the deadlines are prior to the next meeting, it was approved for responses to be submitted under delegated authority, subject to confirmation from the Sub-Committee Chairman and the Town Clerk.

P23/09#184

Correspondence

To receive the following correspondence:

9. Herefordshire Council – S106 drop in sessions rescheduled for September
10. Herefordshire Council – Confirmation of receipt of asset of community value nominations for The Man of Ross Inn and The Prince of Wales Pub
11. Herefordshire Council – Location suggestions for on street EV charging points (enclosed)
12. Member of the public – Representation re. planning Application 232184 (application now withdrawn)
13. SLCC – Design Code Pathfinder Showcase, online session 12pm-1.30pm on 20th September

14. Members of the public – Complaints received regarding recent festival and to consider whether a request for a premises licence review is appropriate (enclosed)

RESOLVED: To receive and note the correspondence. In relation to the festival premises licence, it was agreed that providing the terms of the licence are being met, the Town Council supports the event. The complaints received were noted and future events will be monitored.

P23/09#185

Date of next Meeting and Items for Consideration

The date of the next meeting - Tuesday 10th October 2023

Items for discussion: Application 232665. Location suggestions for on street EV charging points to be included on the agenda quarterly.

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

Signed Chairman

Date



Ross-on-Wye Town Council

Minutes of the Planning & Development Sub-Committee Meeting held on Tuesday 10th October 2023 at 7.00pm at The Corn Exchange, Ross-on-Wye

Present: Cllr D Ciolte (Chairman), Cllr L Delves, Cllr S Foreman, Cllr C Lodea, Cllr M Setchfield and Cllr J Winder

In attendance: Carla Boyles – Deputy Town Clerk

There were four members of the public present.

P23/10#186 **Apologies for Absence**
[Local Government Act 1972 S85 \(1\)](#)
None
Absent – Cllr J Utting

RESOLVED: To accept the apologies given.

P23/10#187 **Declarations of Interest**
[Local Authorities \(Model Code of Conduct\) Order 2007 SI No. 1159](#)
None

P23/10#188 **Applications for Dispensations**
None

P23/10#189 **Public Participation**
[Standing Orders Clause 3 \(e, f, g & h\)](#)

7.02pm Cllr Setchfield joined the meeting.

Representations were made in support of application number 232665, these included the application being of significant public benefit, promoting an inclusive leisure and cultural facility and addressing a general lack of awareness that the Phoenix Theatre exists. The applicant intends to engage with highways to discuss issues they had raised.

P23/10#190 **Planning & Development Sub-Committee Meeting – Minutes**
[Local Government Act 1972 Sch 12 Para 41\(1\)](#)
To confirm and sign the minutes of the previous meeting held on Tuesday 12th September 2023

RESOLVED: That the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 12th September 2023 be signed as a correct record.

P23/10#191 **Action Review Summary**
To receive, review and agree priorities in relation to outstanding actions

All actions were either in progress or completed.

RESOLVED: To receive and note the report.

P23/10#192

Committee Clerk's Report

To receive and note verbal update

- The Deputy Clerk had been following up on Community Speedwatch progress. The police now had the contact details of the remaining three volunteers and should be liaising with them to get the training started. Once the scheme was up and running an appeal could be made for additional volunteers.
- The Deputy Clerk attended the Design Code Pathfinder Showcase which provided an insight into how these were developed and the impact on the areas chosen to take part in the pilot project.

RESOLVED: To receive and note the report.

P23/10#193

Delegated Powers.

[Local Government Act 1972 s101](#)

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

- As agreed at the August meeting, submission of response to the permitted development rights consultation on additional flexibilities to support housing delivery, the agricultural sector, businesses, high streets and open prisons; and a call for evidence on nature-based solutions, farm efficiency projects and diversification.

RESOLVED: To receive, accept and note the report.

P23/10#194

Applications to be considered

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

Ross West Ward

P232665/A - Advertisement Consent

Ross-on-Wye Town, Ross West, The Phoenix Theatre Palace Pound St Marys Street Ross-On-Wye Herefordshire HR9 5HT, Proposal is to replace the existing glass-fronted display cabinet with a waterproof digital display board to advertise posters relating to events at the theatre. It is anticipated that the board will be switched off overnight.

An email representation from a member of the public objecting to the application had been received and was noted.

RESOLVED: Members support this application.

7.15pm Three members of the public left the meeting.

Ross North Ward

P232760/FH - Full Householder

Ross-on-Wye Town, Ross North, Mount Airey Cottage Mount Pleasant Ross-On-Wye Herefordshire HR9 7AZ, Proposed replacement of rear conservatory with new extension to create additional living space.

RESOLVED: Members have no objection to this application.

Ross East Ward

P232733/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, Field Maples in the nursery area - fell to ground to get more light into the school hall.

RESOLVED: Members object to this application. The application is for the felling of three Field Maples, but there is only one, the other trees are Sorbus. Mountain ash and Carpinus Hornbeam. All the trees are healthy, perhaps 10-15 years old. The Town Council would reluctantly be in agreement for the removal of the middle tree, Sorbus as this is being overgrown by the other two trees and that the remaining trees could be thinned and lifted a little. Members thought that the shade created would be welcome in the Summer and a learning opportunity regarding climate change.

P23/10#195

Further Applications

- i) Planning application 232940 had been received since the agenda had been published, but an extension to the deadline for comments had been granted to allow it to be considered at the next meeting.
- ii) Noted: **P232846/AM - Non Material Amendment**
Ross-on-Wye Town, Ross East, Hildersley Farm A40 Hildersley To Weston Under Penyard Hildersley Herefordshire HR9 7NW, Non-Material amendment to approved Outline Planning Permission 150930 (proposed development of approximately 212 dwellings including affordable housing, public open space and associated works). To remove Condition 14 (Completion of Remediation Works). Herefordshire Council are not accepting comments on this application.

P23/10#196

Notifications

To receive and note the decisions on planning applications

RESOLVED: To receive and note the report.

P23/10#197

Speed Indicator Device (SID)

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

RESOLVED – To receive and note the report. The report would be circulated to Insp. James Ashton, Herefordshire Rural Safer Neighbourhoods Team.

P23/10#198

Heads of Terms Agreement S106 – Planning Obligations

To consider contribution request for any relevant applications

RESOLVED: There were no contribution requests to consider.

P23/10#199

Herefordshire Council Local Plan Review 2021-2041

- i) *To receive an update on progress*
- ii) *To receive response to the Question for Herefordshire Council's Cabinet regarding a masterplan for the Broadmeadows/Tanyard site, Ross-on-Wye*

There was nothing to provide an update on for the Local Plan Review. The response to the question to Cabinet was that they recognise that this area of land has been identified in the Neighbourhood Development Plan as a strategically important site. This will also be considered through the current countywide Local Plan Review, including the Reg 18 consultation. The site is also in multiple private ownerships. Therefore at this stage there are no plans to commission a

masterplan, until the longer term Local Plan is finalised, and subsequent engagement with the land owners as to how the land can be brought forward.

RESOLVED: To receive and note the response.

P23/10#200

Assets of Community Value

To approve applications to re-list as an asset of community value:

1. The Crown & Sceptre Public House, Ross-on-Wye (enclosed)
2. The Eagle Inn, Ross-on-Wye (enclosed)

RESOLVED: To approve the applications for submission.

7.25pm Cllr J Winder declared a 'Other interest – Welfare' in item P23/10#201 due to being a customer of the business and left the meeting.

P23/10#201

Application to Grant a Premises Licence

To receive notification of an application for Victoria's Coffee Shop, Ross-on-Wye to grant a premises licence and consider any representation required (enclosed)

RESOLVED: That there was no objection to the application, therefore no representation would be submitted.

7.29pm Cllr J Winder rejoined the meeting.

P23/10#202

Electric Vehicle Chargepoint locations

To identify any further potential locations for Herefordshire Council to consider installing public EV charge points to support residents with no access to off street parking

There were no further suggestions at this time.

P23/10#203

Correspondence

To receive the following correspondence:

1. ADL Traffic – Drawings of proposed parking restrictions
2. Member of the public – Re. pavement works on Trenchard Street
3. Herefordshire Council – Planning enforcement inspection notification
4. Herefordshire Council – S106 Portfolio of Works Delivery Update - Parish Briefings via Microsoft Teams on 01/12/2023 10:00am – 11:00am or 04/12/2023 18:00pm – 19:00pm

RESOLVED: To receive and note the correspondence. Cllr J Winder would attend the S106 update.

P23/10#204

Date of next Meeting and Items for Consideration

The date of the next meeting - Tuesday 7th November 2023

Items for discussion: TRO requests update. Kerne Bridge Dark Skies Project.

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

Signed

Chairman

Date



Ross-on-Wye Town Council

Minutes of the Planning & Development Sub-Committee Meeting held on Tuesday 7th November 2023 at 7.00pm at The Corn Exchange, Ross-on-Wye

Present: Cllr D Ciolte (Chairman), Cllr L Delves, Cllr S Foreman, Cllr C Lodea and Cllr J Winder
Ex-officio: Cllr J Utting

In attendance: Carla Boyles – Deputy Town Clerk

There were two members of the public present.

P23/11#205 **Apologies for Absence**
[Local Government Act 1972 S85 \(1\)](#)
None
Absent – Cllr M Setchfield

P23/11#206 **Declarations of Interest**
[Local Authorities \(Model Code of Conduct\) Order 2007 SI No. 1159](#)
None

P23/11#207 **Applications for Dispensations**
None

P23/11#208 **Public Participation**
[Standing Orders Clause 3 \(e, f, g & h\)](#)
None.

P23/11#209 **Planning & Development Sub-Committee Meeting – Minutes**
[Local Government Act 1972 Sch 12 Para 41\(1\)](#)
To confirm and sign the minutes of the previous meeting held on Tuesday 10th October 2023

RESOLVED: That the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 10th October 2023 be signed as a correct record.

P23/11#210 **Action Review Summary**
To receive, review and agree priorities in relation to outstanding actions

- The Community Speed Watch process had moved along. There was now an officer dedicated to vetting, which was clearing the backlog. However, the Police had now informed the Deputy Clerk that for training to commence they required a minimum of six volunteers. Due to the delays caused by vetting, the original eleven volunteers found had dropped down to three. A further appeal had been published and there were now six willing volunteers and hopefully the training would now proceed, moving the scheme forward.
- The TRO request information was still awaited from Herefordshire Council and would be included on the agenda once received.

RESOLVED: To receive and note the report.

P23/11#211

Committee Clerk's Report

To receive and note verbal update

- Wales & West Utilities had provided information on a significant scheme of works scheduled for Ross, involving the closure of Greytrees Road for a period of weeks, two-way traffic lights on Walford Road and works to Brookend Street and Millpond Street that could be carried out on a rolling basis. Currently the works were planned for early in the New Year for Brookend Street, followed by Millpond Street, then Walford Road at the end of February, returning to complete the difficult section covering the roundabouts from Brookend Street to Greytrees Road in the summer holidays. It had been requested that they undertake a drop in for the public and they would also be leafleting the area. Their communications team would be in touch with publicity that could be used to raise public awareness of the planned works.
- Herefordshire Council had been in contact to request confirmation that the Town Council would take on responsibility and ongoing maintenance of the barrier at Kings Acre car park that had been included in the priorities for the Extraordinary Market Town Maintenance Funding due to it being broken and therefore leaving it vulnerable to misuse, despite it being Herefordshire Council's responsibility. The Town Council had not agreed to any ongoing responsibility or maintenance of the barrier and the Deputy Clerk would respond to confirm this and request confirmation that Herefordshire Council were content for the barrier to be replaced on this basis.
- It had been noted that the recent decision on the application at St Josephs Primary School to fell three trees had resulted in one tree being retained, following the Town Council's objection.

RESOLVED: To receive and note the report.

P23/11#212

Delegated Powers.

[Local Government Act 1972 s101](#)

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

None

P23/11#213

Applications to be considered

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

Ross West Ward

P232902/F - Planning Permission

Ross-on-Wye Town, Ross West, 51-52 High Street Ross-On-Wye Herefordshire HR9 5HH, Proposed conversion of former ground floor book shop and restoration of existing upper floors in order to create 2 no. self-contained residential maisonettes.

RESOLVED: Members support this application, in accordance with the Ross-on-Wye Neighbourhood Development Plan Policy H3.

P232903/L - Listed Building Consent

Ross-on-Wye Town, Ross West, 51-52 High Street Ross-On-Wye Herefordshire HR9 5HH, Proposed conversion of former ground floor book shop and restoration of existing upper floors in order to create 2 no. self-contained residential maisonettes.

RESOLVED: Members support this application, in accordance with the Ross-on-Wye Neighbourhood Development Plan Policy H3.

[P232940/J - Works to trees covered by TPO](#)

Ross-on-Wye Town, Ross West, The Stables Firs Road Ross-On-Wye Herefordshire HR9 5BH, T1 - Lime tree in the centre of the drive - crown reduce to the old cuts, 1-2 metre reduction, thin canopy by 20% and crown lift to 20 foot. T2 - Lime tree at drive entrance on the right - crown reduce by 3 metres to match the other tree, crown lift to 20 foot and remove all ivy.

RESOLVED: Members have no objection to this application.

[P233141/K - Works to Trees in a Conservation Area](#)

Ross-on-Wye Town, Ross West, The Rectory Church Street Ross-On-Wye Herefordshire HR9 5HN, T1- Fagus sylvatica (Common Beech) - To remove. Would like to replacewith several more trees planted elsewhere in the garden.

RESOLVED: Members object to this application. The removal of healthy trees is opposed on the grounds of the climate emergency, the aesthetic of the conservation area and also in support of biodiversity.

The Chairman brought forward application 233139.

[P233139/K - Works to Trees in a Conservation Area](#)

Ross-on-Wye Town, Ross East, Land at the Chasedales Walford Road Ross-on-Wye Herefordshire HR9 5SS, T1 Cedar - remove one dead lower branch. Reduce one limb by 2-3 metres. T2 Lime -tree deadwood. Dead Conifer- fell.

RESOLVED: Members have no objection to this application.

7.30pm one member of the public left the meeting.

[P233098/A - Advertisement Consent](#)

Ross-on-Wye Town, Ross West, Man Of Ross Inn Wye Street Ross-On-Wye Herefordshire HR9 7BS, Proposed erection of illuminated and non illuminated signs to the exterior of the building.

RESOLVED: Members support this application.

[P233103/L - Listed Building Consent](#)

Ross-on-Wye Town, Ross West, Man Of Ross Inn Wye Street Ross-On-Wye Herefordshire HR9 7BS, Proposed erection of illuminated and non-illuminated signs to exteriorof the building.

RESOLVED: Members support this application.

[Ross East Ward](#)

[P233072/F - Planning Permission](#)

Ross-on-Wye Town, Ross East, Chase View Camp Road Ross-on-Wye Herefordshire HR9 5NH, Proposed single storey dwelling.

RESOLVED: Members have no objection to this application.

1. Planning application 233180, 233182, 232892 and 233164 had been received since the agenda had been published, but an extension to the deadline for comments had been granted to allow them to be considered at the next meeting.
2. Noted: [P232891/V - Certificate of Lawfulness \(CLOPD\)](#)
Ross-on-Wye Town, Ross East, Hildersley Cottage Hildersley Ross-On-Wye Herefordshire HR9 7NJ, Certificate of Lawfulness for a proposed use as a residential care home (Class C2) for up to 3 young people and 2 care staff. Herefordshire Council are not accepting comments on this application.
3. Noted: [P232963/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 16 attached to planning permission 194403/O. Herefordshire Council are not accepting comments on this application.
4. Noted: [P232965/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 2 attached to planning permission 223479/RM. Herefordshire Council are not accepting comments on this application.
5. Noted: [P233104/XA2 - PP - Approval of details reserved by condition](#)
Ross-on-Wye Town, Ross North, St Mary's Garden Village (Phase 4A) Land to the East of the A40 Ross on Wye Herefordshire, Application for approval of details reserved by conditions 14, 15, 17,18 attached to planning permission 194403. Herefordshire Council are not accepting comments on this application.
6. Noted: [P232908/PA7 - All others - Prior Approval](#)
Ross-on-Wye Town, Ross West, Lower Cleeve Wastewater Treatment Works Hom Green Ross-On-Wye Herefordshire HR9 7TA, Application for prior notification of proposed demolition of a singlestorey building with a flat roof. Herefordshire Council are not accepting comments on this application.

P23/11#215

Notifications

To receive and note the decisions on planning applications

RESOLVED: To receive and note the report.

P23/11#216

Speed Indicator Device (SID)

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

RESOLVED: To receive and note the report. The report would be circulated to Insp. James Ashton, Herefordshire Rural Safer Neighbourhoods Team.

P23/11#217

Heads of Terms Agreement S106 – Planning Obligations

To consider contribution request for any relevant applications

None.

P23/11#218

Herefordshire Council Local Plan Review 2021-2041

To receive notification of the Brownfield Land Assessment Call for Sites 2023 and agree action required

RESOLVED: To submit a call for sites form for Broadmeadows/Tanyard Lane.

P23/11#219

Assets of Community Value

To consider information received from Herefordshire Council regarding eligibility of the Riverside Inn for listing as an asset of community value and agree action required

RESOLVED: That an application for the Riverside Inn be submitted.

P23/11#220

Traffic Signage Review

To receive correspondence from Ledbury Town Council and to consider requesting Herefordshire Council undertake a full review of traffic signage in Ross-on-Wye

RESOLVED: That it was not necessary to request a traffic signage review at this time. Recent issues experienced had been dealt with satisfactorily through County Councillors.

P23/11#221

Pre-Planning Consultation

To receive a pre-planning consultation letter and associated drawings for a proposed base station installation at Cornerstone 12379703, Alton Court Reservoir, Merrivale, Ross-on-Wye

RESOLVED: That no representation was required.

P23/11#222

Dark Skies Herefordshire

To receive a request from the Project Lead for Dark Skies Herefordshire to consider a trial to switch off lights between 11pm – 5am to benefit wildlife

RESOLVED: To reply to the request to confirm that the Town Council supports the concept of this in principle but that the Town Council is not responsible for many lights. There has been a decision made previously for the Market House lights to stay on overnight in the interests of safety and other lights are on a timer to go off overnight. It was agreed that a letter be sent to Aldi to request their lighting either be turned off or reduced overnight as the lighting seemed excessive.

P23/11#223

Correspondence

To receive the following correspondence:

1. Herefordshire Council – Confirmation of receipt of nominations to list The Crown & Sceptre and The Eagle Inn as Assets of Community Value
2. Herefordshire Council – Re. advertising consent required for business on Gloucester Road
3. Herefordshire Council – Re. alleged unauthorised advertisement at land adjacent to Coffee#1
4. Herefordshire Council – Confirmation re. permitted development
5. Wales & West Utilities – Upcoming gas main replacement works on Brookend Street and Walford Road
6. Member of the public – Email relating to application 232665

RESOLVED: To receive and note the correspondence.

P23/11#224

Date of next Meeting and Items for Consideration

The date of the next meeting - Tuesday 5th December 2023

Items for discussion: Victoria Eaton, Planning Officer from Herefordshire Council to discuss the Broadmeadows/Tanyard Lane site.

There being no further business the meeting closed at 8.06pm.

Signed

Chairman

Date



Ross-on-Wye Town Council

Minutes of the Planning & Development Sub-Committee Meeting held on Tuesday 5th December 2023 at 7.00pm at The Corn Exchange, Ross-on-Wye

Present: Cllr D Ciolte (Chairman), Cllr L Delves and Cllr J Winder
Ex-officio: Cllr J Utting

In attendance: Carla Boyles - Deputy Town Clerk
Victoria Eaton - Senior Planning Officer, Herefordshire Council
Jack Dangerfield - Planning Policy Officer, Herefordshire Council

There were three members of the public present.

P23/12#225 **Apologies for Absence**
[Local Government Act 1972 S85 \(1\)](#)
Cllr S Foreman and Cllr C Lodea
Absent – Cllr M Setchfield

P23/12#226 **Declarations of Interest**
[Local Authorities \(Model Code of Conduct\) Order 2007 SI No. 1159](#)
None

P23/12#227 **Applications for Dispensations**
None

7.01pm The Chairman brought forward item P23/12#233.

P23/12#233 **Victoria Eaton, Senior Planning Officer, Herefordshire Council**
To discuss the future of the Broadmeadows/Tanyard Lane, Ross-on-Wye site

Ms Eaton outlined the various constraints of the Broadmeadows/Tanyard Lane site, including significant contamination issues. She confirmed that Herefordshire Council would not be pursuing the site as a local plan allocation due to the costs of the investigations required in relation to the constraints. Therefore, as an alternative, Herefordshire Council were currently in the early stages of considering the site within the Local Nature Recovery Strategy.

7.12pm Victoria Eaton and Jack Dangerfield were thanked for attending and left the meeting.

P23/12#228 **Public Participation**
[Standing Orders Clause 3 \(e, f, g & h\)](#)

Members of the public spoke to request amendments to parking restrictions on Wye Street, Ross-on-Wye, either with a reduction to the current four hour restriction and/or the introduction of pay and display. The current status of the existing TRO request for a reduction to the parking time on Wye Street was unknown as only Ward Members receive the updated list. The Deputy Clerk would request the latest list from Cllr Stark.

7.28pm Two members of the public left the meeting.

- P23/12#229** **Planning & Development Sub-Committee Meeting – Minutes**
[Local Government Act 1972 Sch 12 Para 41\(1\)](#)
To confirm and sign the minutes of the previous meeting held on Tuesday 7th November 2023
- RESOLVED: That the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 7th November 2023 be signed as a correct record.**

- P23/12#230** **Action Review Summary**
To receive, review and agree priorities in relation to outstanding actions
- Broadmeadows/Tanyard Lane site had been submitted in response to the Call for Sites but as Victoria Eaton had confirmed, Herefordshire Council would not be pursuing this.
 - The accident data for Wye Street, Edde Cross Street, High Street junction had been received and they had confirmed there had been no reported accidents between 1st August 2020 and 31st July 2023.
- RESOLVED: To receive and note the report.**

7.32pm The Chairman brought forward item P23/12#243.

- P23/12#243** **Traffic Regulation Order**
To consider support of the principle to introduce pay and display parking with permits for residents in Ross

Members considered the motion to be too vague and requested that any proposal would need to be more specific in order for the Sub-Committee to consider it.

- P23/12#231** **Committee Clerk’s Report**
To receive and note verbal update
- Details of the inspector’s report on the Herefordshire Minerals and Waste Local Plan had been circulated with the agenda.
 - S106 Drop in sessions were available on the 20th December for specific S106 queries.

RESOLVED: To receive and note the report.

- P23/12#232** **Delegated Powers.**
[Local Government Act 1972 s101](#)
The Deputy Clerk will give Council details of any matters dealt with under delegated powers since the last meeting

Members had not responded with any comments on a licensing application by Spar and therefore no comments had been submitted on the consultation.

7.49pm Cllr J Utting left the meeting.

- P23/12#234** **Applications to be considered**
To approve recommendations on the following applications for determination by Herefordshire Council:

Ross North Ward

P232892/FH - Full Householder

Ross-on-Wye Town, Ross North, 33 Three Crosses Road Ross-On-Wye Herefordshire HR9 7HB, Proposed new driveway, single storey extension and loft conversion.

RESOLVED: Members have no objection to this application.

Ross East Ward

P233182/FH - Full Householder

Ross-on-Wye Town, Ross East, Briardene Gloucester Road Ross-On-Wye Herefordshire HR9 5NA, Proposed dormer window (amended design from approved scheme ref 214186).

RESOLVED: Members have no objection to this application.

P233264/K - Works to Trees in a Conservation Area

Ross-on-Wye Town, Ross East, Laurel Cottage 6 Woodview Lane Ross-On-Wye Herefordshire HR9 5LJ, Proposed works to walnut tree in the rear garden - reduce and shape by 2.5 metres and tidy the old cuts from previous works. Clear over the neighbour's shed.

RESOLVED: Members object to the application as they request lifting of the lower limbs and leaving some of the leaders, reducing the height by 1.5 metres.

P233180/F - Planning Permission

Ross-on-Wye Town, Ross East, The Mail Rooms Gloucester Road Ross-On-Wye Herefordshire HR9 5BS, Proposal for removal of one existing extract fan and ducting. Relocate one existing extract fan and ducting. Remove one existing condenser. Install four new condensers.

RESOLVED: Members have no objection to this application.

P233301/K - Works to Trees in a Conservation Area

Ross-on-Wye Town, Ross East, Ryefield Court Ryefield Road Ross-On-Wye Herefordshire HR9 5LS, Proposed works to T1- a mature Atlantic Cedar. Applicant would like to selectively cut back branches towards own and neighbouring properties as well as towards the road. This work has been carried out previously and it is the re-growth predominantly that will be removed.

RESOLVED: Members have no objection to this application.

P233423/FH - Full Householder

Ross-on-Wye Town, Ross East, 26 The Gresleys, Ross-On-Wye, Herefordshire, HR9

Proposed downstairs bathroom extension, sun lounge in the garden and new porch.

RESOLVED: Members have no objection to this application.

Ross West Ward

P233164/L - Listed Building Consent

Ross-on-Wye Town, Ross West, 1 Edde Cross Street Ross-On-Wye Herefordshire HR9 7BZ, Proposed internal alterations / improvements and modification to existing external signage to create an additional bedroom for the existing two bedroom property.

RESOLVED: Members have no objection to this application.

[P233198/F - Planning Permission](#)

Ross-on-Wye Town, Ross West, Masonic Temple Wilton Road Wilton Ross-on-Wye Herefordshire HR9 7BX, Proposed change of use of former Masonic Hall to two self-contained residential apartments (C3) with associated work.

RESOLVED: Members support this application, in line with Ross-on-Wye Neighbourhood Development Plan policy H3.

[P233199/L - Listed Building Consent](#)

Ross-on-Wye Town, Ross West, Masonic Temple Wilton Road Wilton Ross-on-Wye Herefordshire HR9 7BX, Proposed change of use of former Masonic Hall to two self-contained residential apartments (C3) with associated work.

RESOLVED: Members support this application, in line with Ross-on-Wye Neighbourhood Development Plan policy H3.

[P233399/A - Advertisement Consent](#)

Ross-on-Wye Town, Ross West, 7 Market Place Ross-On-Wye Herefordshire HR9 5NX, Proposed replace 1no. projecting signage with new 500mm. Replace 1no. Fascia and 1no. logo with 1no. new blue fascia & 1no. new 290mm logo height. Trough light to be replaced with blue to match new fascia. Replace statutory signage with new. Install new wooden blinds. Install new window message 'A good way to bank'.

RESOLVED: Members have no objection to this application.

P23/12#235

Further Applications

1. Planning application 233467 had been received since the agenda had been published, but an extension to the deadline for comments had been requested to allow them to be considered at the next meeting.
2. Noted: **[P233240/XA2 - PP - Approval of details reserved by condition](#)**
Ross-on-Wye Town, Ross West, Lower Cleeve WwTW Ross-On-Wye Herefordshire HR9 7TA, Request for screening under Regulation 75 of the Conservation of Habitats and Species Regulations 2017. Herefordshire Council are not accepting comments on this application.

P23/12#236

Notifications

To receive and note the decisions on planning applications

RESOLVED: To receive and note the report.

P23/12#237

Speed Indicator Device (SID)

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

RESOLVED: To receive and note the report. The report would be circulated to Insp. James Ashton, Herefordshire Rural Safer Neighbourhoods Team.

P23/12#238

Heads of Terms Agreement S106 – Planning Obligations

To consider contribution request for any relevant applications

None

P23/12#239

Herefordshire Council Local Plan Review 2021-2041

To receive an update on progress

The inspector's report on the Herefordshire Minerals and Waste Local Plan had been published. Herefordshire Council had confirmed they would not be including the Broadmeadows/Tanyard Lane site as an allocation.

P23/12#240 Potential Traffic Regulation Order Schemes

To agree any representations on the proposals for:

- i) Grammar School Close, Ross-on-Wye
- ii) Junction of Brampton Road and Greytree, Ross-on-Wye
- iii) Nursery Road and Brampton Street, Ross-on-Wye

RESOLVED: To support the proposals in all three locations.

P23/12#241 Extraordinary Market Town Maintenance Fund

To receive an update on the schemes for 2023/2024 and agree proposals for the remaining funds

Balfour Beatty had confirmed that the majority of works had been completed in Ross, but they advised that there was around £10,000 remaining, due to the works undertaken on the Greytree footpath being completed with an asset management and buildability view, which meant not all areas on the list had been completed, however they had undertaken additional areas which had deteriorated beyond the ramp outside flats on Nursery Road and installed a new dropped crossing in Nursery Road. They proposed to spend the remaining budget on dropped crossing locations around the town, in two locations and requested suggestions as to where these could be installed, with a response required by the 15th December.

RESOLVED: To request costings for resurfacing of the junction of Edde Cross Street and Wilton Road on the bend of the road by The Man of Ross Inn and for this to be the preferred priority for the funding, subject to sufficient budget remaining. If not, it was agreed for crossing points in the vicinity of Roman Way/Duxmere Drive to be suggested.

P23/12#242 Assets of Community Value

To approve applications to list as an asset of community value:

- 1. The Riverside Inn, Ross-on-Wye
- 2. The Plough Inn, Ross-on-Wye
- 3. The Kings Arms, Ross-on-Wye

RESOLVED: To approve submission of the applications for listing as Assets of Community Value for The Riverside Inn, Ross-on-Wye, The Plough Inn, Ross-on-Wye and The Kings Arms, Ross-on-Wye.

P23/12#244 Correspondence

To receive the following correspondence:

- i) Herefordshire Council – Copy of byelaw for acupuncture, tattooing, semi-permanent skin-colouring, cosmetic piercing, and electrolysis
- ii) Herefordshire Council – Confirmation of successful applications to list The Crown & Sceptre and The Eagle Inn as Assets of Community Value
- iii) Member of the public – Re. application 233141

RESOLVED: To receive and note the correspondence.

P23/12#245 Date of next Meeting and Items for Consideration

The date of the next meeting - Tuesday 2nd January 2024
Items for discussion: None

There being no further business the meeting closed at 8.38pm.

Signed Chairman

Date