



Ross-on-Wye Town Council

Minutes of the Planning & Development Sub-Committee Meeting held on Tuesday 30th January 2024 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 - Town Clerk

There were four members of the public present.

P24/01#19 Apologies for Absence
[Local Government Act 1972 S85 \(1\)](#)
Cllr C Lodea
Absent – Cllr S Foreman

P24/01#20 Declarations of Interest
[Local Authorities \(Model Code of Conduct\) Order 2007 SI No. 1159](#)
None

P24/01#21 Applications for Dispensations
None

7.06pm Cllr M Setchfield joined the meeting.

P24/01#22 Public Participation
[Standing Orders Clause 3 \(e, f, g & h\)](#)

Representations were made relating to the pre-application consultation at Watling Street discussed at the previous meeting and concerns regarding access, trees at the site and height. It would be preferred for the unofficial PROW to remain unofficial.

Representations were also received regarding application number 240015, Riverview Flats. Comments included issues relating to the design and the height of the proposed development

7.16pm Three members of the public left the meeting.

P24/01#23 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 2nd January 2024

RESOLVED: That the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 2nd January 2024 be signed as a correct record.

7.17pm The Chairman brought forward item P24/01#28, Application 240015.

P24/01#28 Applications to be considered
To approve recommendations on the following applications for determination by Herefordshire Council:

D.C.

P240015/F - Planning Permission

Ross-on-Wye Town, Ross West, Riverview Flats Wye Street Ross on Wye Herefordshire HR9 7BT, Proposed revised scheme for the redevelopment of the Riverview Flats to provide a total of 6 no. residential apartments (revised proposal).

RESOLVED: Members agreed to submit a general comment on the application as the principle of the site being developed is not objected to, however this application is not acceptable for the following reasons: The aesthetic appearance is not in keeping with the surroundings, the height of the proposal, the impact on biodiversity as there is no plan to replace the trees proposed for removal and insufficient parking for the number of dwellings. Due to the impact on parking in the vicinity, if the application is approved, the Town Council request the developer fund the Traffic Regulation Order process in order to decrease the current parking time on Wye Street in order to reduce the increased pressure on parking in this area.

7.40pm One member of the public left the meeting.

P24/01#24

Action Review Summary

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

- Herefordshire Council had confirmed that Station Street had been included for consideration for on street EV charging points.
- The Community Speed Watch was progressing with all six volunteers having completed the vetting process. Dates for training were now being arranged.

RESOLVED: To receive and note the report.

P24/01#25

Committee Clerk's Report

To receive and note verbal update

Nothing to report.

P24/01#26

Delegated Powers.

[Local Government Act 1972 s101](#)

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

None.

P24/01#27

Planning & Development Sub-Committee Membership

To consider the appointment of Cllr R Taylor to the Sub-Committee

Advice had been received from Herefordshire Council's Monitoring Officer regarding interests in relation to Cllr R Taylor being the Tree Warden, who advises the Sub-Committee on matters and applications relating to trees, also being a member of the Planning & Development Sub-Committee. The advice received was discussed.

Proposed: Cllr J Utting
Unanimous

Seconded: Cllr D Ciolte

RESOLVED: That a recommendation to Full Council be made to request Cllr R Taylor join the Planning & Development Sub-Committee, but as a non-voting member.

P24/01#28

Applications to be considered

D.C

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

Ross East Ward

P240029/K - Works to Trees in a Conservation Area

Ross-on-Wye Town, Ross East, Grosmont House Walford Road Ross-On-Wye Herefordshire HR9 5PG, Grosmont House Walford Road Ross-On-Wye Herefordshire HR9 5PG, T1 - Holly, ivy covered, fell to ground level. Reason - unworthy of retention.

RESOLVED: Members had no objection to this application.

P240007/FH - Full Householder

Ross-on-Wye Town, Ross East, 20 Tudor Rise Ross-On-Wye Herefordshire HR9 5QB, Proposed extension.

RESOLVED: Members had no objection to this application.

Ross West Ward

P233456/A - Advertisement Consent

Ross-on-Wye Town, Ross West, Radcliffe Guest House Wye Street Ross-On-Wye Herefordshire HR9 7BS, 1no. non illuminated projecting sign.

RESOLVED: Members had no objection to this application.

P233626/L - Listed Building Consent

Ross-on-Wye Town, Ross West, Radcliffe Guest House Wye Street Ross-On-Wye Herefordshire HR9 7BS, 1no. non illuminated projecting sign.

RESOLVED: Members had no objection to this application.

P240005/F - Planning Permission

Ross-on-Wye Town, Ross East, Enterprise Centre Alton Road Industrial Estate Ross-On-Wye Herefordshire HR9 5NB, Extend the current parking area by 10 parking spaces to reduce the pressure on parking space from employees and customers of the tenants occupying the site. (Retrospective).

For: 4 Against: 0 Abstentions: 1

RESOLVED: Members had no objection to this application.

P24/01#29

Further Applications

- i) Planning applications 240190 and 240216 had been received since the agenda had been published, but an extension to the deadline for comments had been requested for 240190 to allow it to be considered at the next meeting. No extension would be requested for 240216 due to the applicant being a Town Councillor and therefore it was agreed that it would not be appropriate to comment on the application.
- ii) Noted: **P240118/V - Certificate of Lawfulness (CLOPD)**
Ross-on-Wye Town, Ross East, 19 Merrivale Crescent Ross-On-Wye Herefordshire HR9 5JU, Certificate of lawfulness for the proposed insertion of new bi-fold doors at ground floor level in existing side elevation and existing garage door replaced with window and wall infill below. Herefordshire Council are not accepting comments on this application.

P24/01#30

Notifications

To receive and note the decisions on planning applications

RESOLVED: To receive and note the report.

P24/01#31

Speed Indicator Device (SID)

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

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

P24/01#32

Heads of Terms Agreement S106 – Planning Obligations

To consider contribution requests for any relevant applications

None.

P24/01#33

Herefordshire Council Local Plan Review 2021-2041

To receive an update on progress

Nothing to report.

P24/01#34

West Mercia PCC - Safer Roads Grant Round 2

To consider approval of the draft grant application for submission

RESOLVED: To approve submission of the draft grant application for the sum of £10,000 towards permanent speed indicator devices at key locations around the town.

P24/01#35

Extraordinary Market Town Maintenance Fund

To receive an update on projects for 2023/2024 and agree priorities for remaining funding

Balfour Beatty had confirmed that the cost of the suggested works for the junction of Edde Cross Street and Wilton Road exceeded the remaining budget and therefore alternatives would need to be considered.

RESOLVED: That the remaining funding, in the region of £10,000, be used to resurface a section of footpath on Old Gloucester Road, Ross.

P24/01#36

Assets of Community Value

To receive an update on the applications and to agree further action required

The application for The Kings Arms had been successful, but the application for The Riverside Inn had been unsuccessful due to not meeting the eligibility criteria. The application for The Plough Inn was currently awaiting determination as the panel had requested additional evidence of past and future use.

RESOLVED: To inform Herefordshire Council that no additional evidence was available for The Plough Inn application.

P24/01#37

Statutory Consultation: Alton Street, Ross-on-Wye resident parking amendments

To agree a response to the consultation on the proposed Traffic Regulation Order

A representation submitted by Cllr E O'Driscoll that had been provided by a resident on the proposal was discussed.

RESOLVED: To support the proposed Traffic Regulation Order.

P24/01#38

Hereford & Worcester Fire and Rescue Service Resource Review

To consider a response to the consultation questionnaire

DC

Cllr D Ciolte and Cllr J Winder would draft a response to the consultation, to be considered for approval at the February meeting.

P24/01#39

Hedgehog Signage

To receive a request to consider erecting signage to protect hedgehogs

A letter of request from residents for suitable signs be erected on the roads into the town, in an attempt to protect hedgehogs had been received.

RESOLVED: To respond to the residents to request suggested locations for the signs for consideration, should funding become available.

P24/01#40

Correspondence

To receive the following correspondence:

- i. Herefordshire Council – Re. advertising sign on Broad Street
- ii. SLCC – Summary of the new National Planning Policy Framework (NPPF)
- iii. Member of the public – Re. the pre-planning application by Freemans, Watling Street

RESOLVED: To receive and note the correspondence. An additional representation on the pre-planning application for Watling Street and comments from Cllr C Bartrum regarding the advertising sign were also noted.

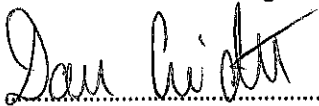
P24/01#41

Date of next Meeting and Items for Consideration

The date of the next meeting - Tuesday 27th February 2024

Items for discussion: HWFRS consultation response, West Mercia PCC grant application update and Assets of Community Value update.

There being no further business the meeting closed at 8.47pm.

Signed  Chairman

Date 27/2/24

