



Ross-on-Wye Town Council

Minutes of the Planning & Development Sub-Committee Meeting held on Tuesday 27th February 2024 at 7.00pm at St Mary's Garden Village Community Hub, Ross-on-Wye

Present: Cllr D Ciolte (Chairman), Cllr L Delves and Cllr J Winder
In attendance: Charlotte Reynolds – Community Development Officer

There were no members of the public present.

P24/02#42 **Apologies for Absence**
[Local Government Act 1972 S85 \(1\)](#)
Cllr J Utting
Cllr S Foreman
Absent – Cllr M Setchfield

P24/02#43 **Declarations of Interest**
[Local Authorities \(Model Code of Conduct\) Order 2007 SI No. 1159](#)
None

P24/02#44 **Applications for Dispensations**
None

P24/02#45 **Public Participation**
[Standing Orders Clause 3 \(e, f, g & h\)](#)
None

P24/02#46 **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 30th January 2024

RESOLVED: That the minutes of the previous meeting of the Planning & Development Sub-Committee held on Tuesday 30th January 2024 be signed as a correct record.

P24/02#47 **Action Review Summary** (for information only)
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.

P24/02#48 **Committee Clerk's Report** (for information only)
To receive and note verbal update

Nothing to report

P24/02#49 **Delegated Powers.**
[Local Government Act 1972 s101](#)
None

26-3-24

P24/02#50

Applications to be considered

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

Ross East Ward

P240331/J - Works to trees covered by TPO

Ross-on-Wye Town, Ross East, Merrivale Cottage Merrivale Lane Ross-On-Wye Herefordshire HR9 5JL, T1 - Birch, carefully fell in sections to as near ground level as possible. Reason - 75% standing dead. T2 - Birch, carefully fell in sections to as near ground level as possible. Reason - leaning towards neighbouring property. Decay at base.

RESOLVED: Members have no objection to this application. Members requested the applicant re-plant a small/medium sized tree in replacement.

P240198/F - Planning Permission

Ross-on-Wye Town, Ross East, Ross-on-Wye Fire Station Gloucester Road Ross-On-Wye Herefordshire HR9 7NJ, Proposed working at height training facility.

RESOLVED: Members support this application.

P240220/FH - Full Householder

Ross-on-Wye Town, Ross East, 13 Alton Street Ross-On-Wye Herefordshire HR9 5NN, Variation of condition 2 following grant of planning permission 231744- Proposed garage conversion and first floor extension - to incorporate design changes, proposed roof angle to match existing dwelling.

RESOLVED: Members have no objection to this application.

Ross West Ward

P240356/L - Listed Building Consent

Ross-on-Wye Town, Ross West, Linden House 14 Church Street Ross-On-Wye Herefordshire HR9 5HN, Proposed removal of internal stud walls to form single room and erection of 1.8m high timber fence. (Part retrospective)

RESOLVED: Members have no objection to this application.

P240224/F - Planning Permission


Ross-on-Wye Town, Ross West, 11 High Street Ross-on-Wye Herefordshire HR9 5HL, Proposed conversion of upper floors to create self contained apartment and external alterations to the rear. Internal alterations to shop and minor changes to shop front.

RESOLVED: Members have no objection to this application subject to the applicant meeting the comments from the Historic Buildings Officer

P240225/L - Listed Building Consent

Ross-on-Wye Town, Ross West, 11 High Street Ross-on-Wye Herefordshire HR9 5HL, Proposed conversion of upper floors to create self-contained apartment and external alterations to the rear. Internal alterations to shop and minor changes to shop front.

RESOLVED: Members have no objection to this application subject to the applicant meeting the comments from the Historic Buildings Officer



Handwritten signature and date: 26.3.24

P240190/F - Planning Permission

Ross-on-Wye Town, Ross West, 7 Lincoln Close Ross-On-Wye Herefordshire HR9 5TZ, Proposed timber frame out-building for syringing practice.

RESOLVED: Members object to this application on the grounds of the Herefordshire Council, Transportation Department comments

P24/02#51

Further Applications

To note applications received after the issue of the agenda and consider if extension of deadlines is required in order to make comments at the next meeting

None

P24/02#52

Application to Grant a Premises Licence - Wye Lounge (Formerly Tweet)

To agree any representation on the application

RESOLVED: Members had no objection to this application

P24/02#53

Notifications

To receive and note the decisions on planning applications

RESOLVED: To receive and note the report

P24/02#54

Speed Indicator Device (SID)

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

RESOLVED: To receive and note the report

P24/02#55

Heads of Terms Agreement S106 – Planning Obligations

i) To consider contribution request for any relevant applications

None

ii) To review the Planning Obligations Policy and S106 wishlist [last reviewed April 2023]

RESOLVED: To add a safe pedestrian crossing across the A449 to the S106 wishlist

P24/02#56

Herefordshire Council Local Plan Review 2021-2041

To receive an update on progress

RESOLVED: To make a recommendation to Full Council for a working group to be created in time for the Herefordshire draft Local Plan consultation launch on Monday 25th March 2024


P24/02#57

Extraordinary Market Town Maintenance Fund

To receive an update on the 2023/2024 projects and agree any action required for remaining funding

Balfour Beatty had informed the Town Council that they had identified additional budget for the suggested works for the resurfacing of the junction of Edde Cross Street and Wilton Road. The limited funding availability and the cost of replacing the channel drains would allow for one of the following options: resurface to the kerb and remove the channel drains or to keep the channel drains in place and resurface to them.

RESOLVED: To agree for the channel drains to be kept and for the resurfacing works on Edde Cross Street to be up to the channel drains.


26-3-24

P24/02#58 **Assets of Community Value**
To receive an update on the applications

Two applications outstanding. These will be submitted in time for the next Planning and Development Sub-Committee meeting

RESOLVED: To receive and note the report.

P24/02#59 **Hereford & Worcester Fire and Rescue Service Resource Review**
To consider draft response to the consultation questionnaire

RESOLVED: To submit the draft response to the consultation questionnaire

P24/02#60 **Correspondence**

To receive the following correspondence:

- i. Herefordshire Council – Re. Neighbourhood Planning Newsletter
- ii. Herefordshire Council – Copy of TPO 683 The Rectory Ross on Wye (Provisional)
- iii. Herefordshire Council - S106 Portfolio of Works Delivery Update - Parish Briefings

RESOLVED: To receive and note the correspondence

P24/02#61 **Date of next Meeting and Items for Consideration**

The date of the next meeting – Tuesday 26th March 2024

Items for consideration: Herefordshire Local Plan Review Working Group update.

Committee Members: Councillor Ciolte (Chairman), Councillor Delves, Councillor Foreman, Councillor Lodea, Councillor Setchfield and Councillor Winder **Ex officio Member:** Councillor Utting

There being no further business the meeting closed at 7.53pm.

Signed Chairman

Date 26.3.24