



# Ross-on-Wye Town Council

## Minutes of the Planning & Development Committee Meeting held on Tuesday 17th July 2018 at 7.00pm at The Corn Exchange, High Street, Ross-on-Wye, Herefordshire, HR9 5HL

Present: Councillors: C Utting (Chair) and D Ravenscroft  
Substitute Member: Councillors P Symonds and J Utting  
Ex Officio Member: Councillor V Coker

In attendance: Sarah Robson – Town Clerk

There was one member of the public present and no members of the press

The Chair addressed the Committee by paying tribute to Councillor Colin Gray who had died suddenly last week and expressed the Committee's gratitude for his commitment in his role as councillor.

### **P18/07#90 Apologies for Absence**

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

Apologies were received and accepted from Cllrs C Bartrum, H Bramer and J Roberts

### **P18/07#91 Declarations of Interest**

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

None declared

### **P18/07#92 Dispensations**

None

The Chairman brought forward item P18/07#98 to enable the member of the public to hear the discussion relating to an item of correspondence.

### **P18/07#98 Correspondence**

To receive and consider the following correspondence

- iii. Riverside, Flats 1 – 4 Wye Street

Members expressed concern over the dilapidated state of the buildings and disappointment that a planning application had not been forthcoming.

**ACTION:** Assistant Clerk to write to Herefordshire Council (HC) to request a s215 Notice under the Town & Country Planning Act 1990 be issued to compel the owner to take remedial action to improve the visual amenity of the buildings.

7.05pm The member of the public left the meeting.

- i. Proposed removal of taxi rank on Broad Street

The Committee supported the proposal in favour of removal of the taxi rank.

**ACTION:** Assistant Clerk to write to HC to confirm approval

*Chell 17/8/18*

- ii. Merrivale Lane and side roads – proposed parking restrictions

The Committee discussed the recommendation to restrict parking with the introduction of double yellow lines. There were concerns about whether this would make a difference unless enforcement was going to be pro-active.

**ACTION:** Assistant Clerk to write to HC to confirm approval and request that enforcement officers ensure the new restrictions are adhered to.

- iv. Letter sent to Mr R Taylor – Metcalfe Close trees/Tree Warden Scheme

**Noted**

**P18/07#93 Public Participation**

A councillor addressed the Members in relation to the Lidl's Planning Application having formally lodged a comment with HC regarding the proposals, this was done on the basis of withdrawing from the discussion and vote to avoid predetermination. Concern was expressed in relation to the Transport Assessment and access to the proposed development. It was noted that the proposals must comply with DFT Guidance, but questions were asked about whether any work had been done to identify current or proposed vehicular movements and if they would be within acceptable limits? There was doubt expressed that the existing road layout arrangements would be able to cope with increased traffic at peak hours and a question regarding proposals to redesign the layout with the introduction of a roundabout to mitigate safety issues and enhance the current network was raised.

**P18/07#94 Planning & Development Committee Meeting Minutes - to confirm and sign the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 26<sup>th</sup> June 2018.**

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

**RESOLVED – that the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 26<sup>th</sup> June 2018 be signed as a correct record.**

**P18/07#95 Action Review Summary**

The Action Review Summary was presented and noted.

SIDs – it was requested that following the results of the traffic survey this should be included as a specific agenda item for the August meeting to enable the Committee to make recommendations to Full Council.

**Outstanding actions noted**

**P18/07#96 Applications to be considered**

To consider the following applications:

**[P182512/K - Works to Trees in a Conservation Area](#)**

12 Foxglove Close Ross-On-Wye Herefordshire HR9 7RH, Proposed works to 3 x Ash trees - remove overhanging branches and reduce crown by 10-15%, near parish boundary

**Recommendation: No Objection**

*CNW  
7/6/18*

[P182439/XA2 - PP - Approval of details reserved by condition](#)

Land at 10 Cantilupe Road Ross-on-Wye Herefordshire, Application for approval of details reserved by conditions 4, 5, 10, 13, 14, 15, 17, 20, 21, 22 attached to planning permission 152966

The Committee felt unable to comment given the lack of information available.

[P182418/K - Works to Trees in a Conservation Area](#)

St Marys Church Church Row Ross-On-Wye Herefordshire HR9 5HN, Proposed works to remove Conifer (T1) and grind out stump. This small conifer has collapsed and is unsightly and will be replaced. Pollard 2 Irish Yews (T2 & T3) where branches have bent over from snow damage. They need pollarding back to 8ft as the branches are now over extended and top heavy and there is no structure to the tree

For information only as the application is made on behalf of the Town Council

**Noted**

[P182228/FH - Full Householder](#)

5 Tudorville Place Walford Road Ross-On-Wye HR9 5PT, Proposed two storey side extension, near parish boundary

**Recommendation: No Objection**

[P182176/F - Planning Permission](#)

Lawfords House Care Home Walford Road Ross-On-Wye Herefordshire HR9 5PQ, Proposed change of use from residential care home to private domestic residence, near parish boundary

**Recommendation: No Objection**

[P182412/F – Planning Permission](#)

Land at Sandygate, Sixth Avenue, Ross-on-Wye, Herefordshire, Proposed dwelling house with outbuilding. Demolition of existing garage and outbuilding

**Recommendation: No Objection**

[P182387 – Planning Consultation](#)

Wolf Business Park, Ross-on-Wye, the proposal is for a hybrid planning application for Full Planning permission for the demolition of the existing Wolf Business Park buildings and the erection of a new Lidl food store (Use Class A1) with associated car park and landscaping and a new access to the proposed and retained employment land with associated works and an application for outline planning permission for the erection of new employment premises (Use Class B1, B2 and/or B8) on the retained employment land (total floor space c. 3366 sq.m.) and associated works.

The Committee debated at length the application and considered all aspects of the proposal. There were points debated relating to the desirability of keeping retail within the confines of the town centre and concern that the proposed development would discourage trade within town which would have a detrimental impact as there would be no linked shopping due to the isolation of the site in relation to the town centre.

*Chris 2/8/18*

Members noted there are a large number of convenience stores in town which would be vulnerable to competition.

The other aspect of major concern related to Highways with the increased vehicular movements and the pressure this would add to an already busy junction. The proposed access and egress could be improved with a roundabout to help improve flow at peak times.

Although the Committee welcomed the redevelopment of the industrial units for employment purposes it was felt on balance the economic cost to trade in the town centre would be too great.

For: 4 Abstention: 1

**Recommendation: Objection on the following grounds**

- It would be detrimental to the continuing economic viability of the town centre
- Highways concerns due to the increase in volume of traffic and the lack of provision to account for the pressure this would put on the existing network
- The Committee requested that should permission be granted by the Local Planning Authority it should be conditional that a new roundabout be created to mitigate the effects of increased traffic

**P18/07#97 Notifications**

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

**RESOLVED – to receive and note the decisions**

**P18/07#97 Any Other Business**

It was noted this was for information only.

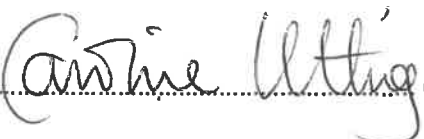
**Shop Fronts**

A question was put as to the new internal illuminated sign on a recently opened restaurant in High Street. It was agreed to contact Planning Enforcement to request an inspection.

**Alcohol Control Order Consultation**

It was agreed to include this as a specific agenda item for the next meeting.

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

Signed  Chairman

Date 