



Ross-on-Wye Town Council

Minutes of the Planning & Development Committee Meeting held on Tuesday 7 August 2018 at 7.00pm at The Corn Exchange, High Street, Ross-on-Wye, Herefordshire, HR9 5HL

Present: Councillors: C Utting (Chair), C Bartrum and D Ravenscroft
Substitute Member: Councillor N Gibbs
Ex Officio Member: Councillor V Coker

In attendance: Amanda Smith – Assistant Town Clerk

There were three members of the public present

P18/08#100 Apologies For Absence

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

Apologies were accepted from Cllrs H Bramer and J Roberts

P18/08#101 Declarations Of Interest

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

Cllr Bartrum Declared a Schedule 1 Interest in Agenda item #106 Application to be considered P182617/F – Planning Permission due to having been part of the body that had made the original application to demolish the bridge.

Cllr Ravenscroft Declared a Schedule 1 Interest in Agenda item #106 Application to be considered P182365/FH – Full Householder due to personally knowing the residents of the property.

P18/08#102 Dispensations

None

P18/08#103 Public Participation

Two members of the public expressed their concerns about a planning application P182412/F – Planning Permission – Land at Sandygate, Sixth Avenue, Ross-on-Wye, proposed dwelling house with outbuilding – demolition of existing garage and outbuilding. Members of the committee had made a recommendation of 'no objection' to this application at the meeting on 17th July 2018. The two members of the public live adjacent to the site and are concerned about the size and style of the proposed development. Members suggested that they should contact Herefordshire Council planning department and County Councillor Jenny Hyde in order to express their objections.

The third member of the public wished to enquire about the amount/percentage of affordable housing to be included in planning applications P180155 – Planning Re-consultation and P182617/F – Planning Permission and had concerns about the demolition of the archway and the need for a safe pedestrian route in the latter application. The Chair informed him that the archway was not listed, the Public Rights of Way Officer was satisfied with the arrangements for the footpath and that the two applications contained a total of 121 affordable homes.

JR
4/9/18

Two members of the public left the meeting at 7.15pm

P18/08 #104

Planning & Development Committee Meeting Minutes - to confirm and sign the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 17th July 2018.

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

RESOLVED – that the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 17th July 2018 be signed as a correct record.

P18/08#105

Action Review Summary

The Action Review Summary was presented and noted.

Outstanding actions (not mentioned in #110 Correspondence)

- i. Apply for TPO on oak tree – on-going - AS in contact with the Tree Officer and Melvin Reynolds
- ii. Check on progress of enforcement – 49 Broad Street and 33 Gloucester Road – notice had been served and sites to be checked to see if compliance has been achieved - AS had been notified by the Enforcement Officer that 49 Broad Street will achieve compliance with the fitting of replacement doors, windows and tiling. However, at 33 Gloucester Road it is not considered in the public interest to bring formal prosecution proceedings against them for non-compliance and so no further action will be taken.
Assistant Clerk to write to Scott Low to thank him for his progress with 49 Broad Street but to also say how disappointed members are regarding the outcome of 33 Gloucester Road. Assistant Clerk to write to the Chair of the Planning Committee on the matter.

P18/08#106

Applications to be considered

To consider the following application:

[P180155 – Planning Re-consultation](#)

Land East of the A40, Ross on Wye, Herefordshire, Application for approval of reserved matters following outline approval P140684/O. For development of up to 290 dwellings, including affordable housing, public open space, access, landscaping, ground modelling and associated works.

Recommendation: No Objection

Cllr Bartrum left the meeting at 7.30pm having declared an Interest

[P182617/F - Planning Permission](#)

Land adjacent to Cawdor Gardens, Ross On Wye, Herefordshire, Proposed residential development of 32 dwellings of which 13 will be affordable homes, ecological corridor, separate public open space and provision of access enhancements.

Recommendation: Members do not object to development of the site in principle but do object to the style of the proposed development considering it to be out of keeping with local building styles and materials and in a very visible location. Members voted to object to the removal of the railway arch by 3:1. Cllrs Ravenscroft, Coker and Gibbs opposed and Cllr Utting supported

Cllr Bartrum returned to the meeting at 7.40pm

SR
4/9/18

P182561/F - Planning Permission

Land at Tanyard Lane, Ross-On-Wye, Herefordshire, Application for removal of condition 29 DS080087/F, DCSE2008/0095/F (erection of 87 dwellings and associated garages, new access and linear park) unable to implement works.

Recommendation: Objection to the removal of the condition. Members fully support the comments of Jill Tookey-Williams, Herefordshire Council Area Engineer Development Control (Transportation Department) and express the view that the creation of a pedestrian link from the development west to Ledbury Road is of great importance in joining the development to the rest of the town.

P182755 – Planning Consultation

48 Vaga Crescent, Ross-On-Wye, Herefordshire, HR9 7RQ, T1 Ash - fell ground level due to shading the house. T2 Cherry - fell to ground level due to shading the back garden.

Recommendation: Members suggest that the trees be reduced in size as opposed to being felled but will accept the advice/determination given by the Tree Officer

P182762 – Planning Consultation

Trenchard House, Edde Cross Street, Ross-On-Wye, Herefordshire, HR9 7BZ

Maple tree on driveway, in front garden needs felling as tree roots are pushing wall over. Replanting is planned of some shrubs and small trees behind the flats but not adjacent to the wall so as not to cause future issues.

Recommendation: No Objection

P18/08#107

Notifications

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

RESOLVED – to receive and note the decisions

P18/08#108

Speed Indicator Devices

To review the traffic survey data in respect of the location of Speed Indicator Devices in Chase View, Archenfield Road, Ledbury Road and Walford Road and to make a recommendation to Full Council

Members agreed to recommend to Full Council the installation of speed indicator devices in all four locations and requested that it be considered and budgeted for in the next financial year at the next Full Council meeting.

CLlr Ravenscroft left the meeting at 7.55pm having declared an Interest

JR
4/9/18

P18/08#106 Remaining Application to be considered

To consider the following application:

[P182365/FH - Full Householder](#)

9 Waterside, Ross-On-Wye, Herefordshire HR9 5LN, Proposed demolition of ex single garage and lean to conservatory and construction of a single storey extension.

Recommendation: No objection

P18/08#109 Public Spaces Protection Order – Alcohol Restrictions Consultation

To review and amend the map showing the alcohol restricted area in order to advance the PSPO consultation process

Members reviewed and agreed an amended map. Assistant Clerk to send the map to David Hough, Trading Standards Service Manager, in order for him to create the map for formal agreement.

STANDING ORDERS SUSPENDED AT 8.09pm

The remaining member of the public commented on the need for the area on the map to include the full length of Brampton Road.

STANDING ORDERS REINFORCED AT 8.10pm

P18/08#110 Correspondence

To receive and consider the following correspondence:

- i. Grant of premise licence for Ollie Fest
Members have no objections to the grant of premise licence.
- ii. Three Crosses, Ross-on-Wye (speed limit reduction) -
initial TRO consultation
Members agree to the proposal to reduce the speed limit on the A40 at Three Crosses from its current national speed limit to 40mph. Assistant Clerk to write to Amol Pisal, Principal Transportation Planner, confirming support for this proposal.
- iii. TRO – Archenfield Road – response from Balfour Beatty
Assistant Clerk had received a response from Ray Wallace regarding their proposal to legally formalise the existing 30mph speed limit on Archenfield Road. He confirmed that they were unable to make any changes to the order and extend the speed limit as part of this proposal. He recommended that the TRO be legally formalised, request police to initiate monitoring and enforcement and at the same time he will record, rank and incorporate the request into the TRO programme so that if enforcement action by the police and regular monitoring of vehicle speeds via the SID data show that speeds are not reducing then he will revisit the possibility of extending the speed limit as part of the annual plan funding allocation. Assistant Clerk to write to Ray Wallace confirming agreement and full support of his recommendation.

There being no further business the meeting closed at 8.15pm

JR
4/9/18

Signed Jane Roberts Chairman

Date 4/9/18