



# Ross-on-Wye Town Council

## Minutes of the Planning & Development Committee Meeting held on Tuesday 4 September 2018 at 7.00pm at The Corn Exchange, High Street, Ross-on-Wye, Herefordshire, HR9 5HL

Present: Councillors: J Robert (Chair), C Bartrum, D Ravenscroft and C Utting

In attendance: Amanda Smith – Assistant Town Clerk  
There were two members of the public present

**P18/09#111 Apologies For Absence**

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

Apologies were accepted from Cllrs H Bramer and V Coker

**P18/09#112 Declarations Of Interest**

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

None

**P18/09#113 Dispensations**

None

**P18/09#114 Public Participation**

Two members of the public expressed their concerns about planning application P182639/F – Planning Permission – Morrisons Supermarket, Station Street, Ross-on-Wye, HR9 7AQ. Proposed installation of new barber shop unit into the existing Morrisons car park. The two members of the public, one of whom has a barber shop in the town centre, were concerned about the affect the application would have on the existing businesses in the town centre and that the application would reduce the number of car parking spaces at the supermarket. The Chair told them that they should contact Herefordshire Council planning department in order to express their objections.

**P18/09 #115 Planning & Development Committee Meeting Minutes** - to confirm and sign the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 7<sup>th</sup> August 2018.

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

**RESOLVED** – that the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 7<sup>th</sup> August 2018 be signed as a correct record.

*JK*  
25/9/18

**P18/09#117**

**Applications to be considered**

[P182639/F - Planning Permission](#)

Morrisons Supermarket, Station Street, Ross-On-Wye, Herefordshire HR9 7AQ.  
Proposed installation of new barber shop unit into the existing Morrisons car park.

**Recommendation: Members of the committee strongly object to the application for the following reasons:**

- the application would affect the viability of similar businesses in Ross-on-Wye town centre.
- the application would set a precedent for further business applications of a similar nature on the site.
- the application goes against the Ross Town Plan (RTP - adopted as planning policy by Herefordshire Council in 2011) and the viability of the town centre - See RTP paragraph 25 "the health of the town centre".
- the application is inaccurate as it would clearly reduce the number of 'mother and child' car parking spaces by three and therefore have an impact on the level of car parking - the application layout would have an impact on the level of pedestrian safety encouraging pedestrian traffic across the car park.
- the application timber clad design is out of keeping with the visual appearance of the existing supermarket development.
- members support the concern of Welsh Water stating that there is currently no extra capacity of the sewage works. We note that the issue of trade effluent is not addressed in the application.
- members support the Ecology Report stating the damage of overloading the sewage works and the affect this would have on the quality of water in the river and AONB.

**STANDING ORDERS SUSPENDED AT 7.25pm**

The two members of the public further commented that the application would mean a reduction of three 'mother and baby' car parking spaces and that the siting of the facility cause a safety issue for pedestrians.

**STANDING ORDERS REINFORCED AT 7.30pm**

The two members of the public left the meeting at 7.40pm.

**P18/09#116**

**Action Review Summary**

The Action Review Summary was presented and noted.

Outstanding actions (not mentioned in #120 Correspondence)

- i. Apply for TPO on oak tree – still on-going - AS in contact with the Tree Officer and Melvin Reynolds.
- ii. Check on progress of enforcement – 33 Gloucester Road  
Assistant Clerk had received an email from Mark Tansley confirming that he was of the opinion that it is not considered in the public interest to bring formal prosecution proceeding against the owner for non-compliance. Members agreed that Assistant Clerk should obtain a copy of the Section 215 Notice in order to see who owns the building.
- iii. SIDs – Assistant Clerk to obtain costings on the installation of SIDs.
- iv. Riverside, Flats 1 – 4 Wye Street  
Assistant Clerk had been advised by the Enforcement Officer that it was not felt that it currently warrants service of a formal notice.
- v. Turkish Restaurant, 9 High Street  
The Enforcement Officer had written to the owner to request an application for advertising consent in respect of the unauthorized illuminated sign.

*JR*  
25/9/18

**P18/09#117**

**Remaining Applications to be considered**

To consider the following application:

[P183098/K - Works to Trees in a Conservation Area](#)

3 Daymerslea Close, Ross-On-Wye, Herefordshire HR9 5PG. Proposed works to T1 Goat willow reduce by 5 M all over (pollard). Getting to big for location. T2 Liquid Amber reduce top by 3-4 m and shape. Out grown location. T3 Cherry tree. Poor specimen. Fell. T4 Cherry tree. Poor specimen. Fell.

**Recommendation: No Objection**

[P183096/XA2 - PP - Approval of details reserved by condition](#)

Land to the east of the A40 Ross on Wye Herefordshire. Application for approval of details reserved by condition 10 attached to planning permission 140684

**Recommendation: Objection due to insufficient information**

[P183075/XA2 - PP - Approval of details reserved by condition](#)

Land east of the A40 Ross on Wye Herefordshire. Application for approval of details reserved by condition 8 attached to planning permission 140684

**Recommendation: No Objection**

[P183074/XA2 - PP - Approval of details reserved by condition](#)

Land east of the A40 Ross on Wye Herefordshire. Application for approval of details reserved by condition 5 attached to planning permission 140684

**Recommendation: No Objection**

[P182978/K - Works to Trees in a Conservation Area](#)

10 Church Close, Ross-On-Wye HR9 5HS. Please see location map and details of works on separate sheet.

**Recommendation: No Objection**

[P182620/F - Planning Permission](#)

Land at Rope Walk, Ross-On-Wye, Herefordshire HR9 7DD. Proposed extension of over flow car park.

**Recommendation: Members object until the public right of way issue is resolved. Members consider there is a need to look at the safety aspects of vehicular access and two-way traffic.**

[P182696/F - Planning Permission](#)

St Joseph's Roman Catholic Primary School, Walford Road, Ross-On-Wye, Herefordshire HR9 5AW. Extension to create enlarged entrance & reception area.

**Recommendation: No Objection**

[P182694/FH - Full Householder](#)

Charleston (formally Penharmon), Sussex Avenue, Ross-On-Wye, Herefordshire HR9 5AJ. Proposed erection of a white PVCU Conservatory.

**Recommendation: No Objection**

JR 25/9/18

P182578 – Planning Consultation

Unit 5, Chase Industrial Estate, Alton Road, Ross-On-Wye, Herefordshire, HR9 5WA. Proposed temporary building (Porta-Cabin) for storage use to be installed on a concrete base.

**Recommendation: No Objection**

**P18/09#118**

**Notifications**

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

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

**P18/09#119**

**Section 106**

To review the Section 106 List for Ross-on-Wye.

The Chair agreed to review the list and at the same time review the Town Council 'Wish List' for Section 106 projects. Assistant Clerk to contact Yvonne Coleman to invite her to attend the October Planning and Development Meeting in order to discuss the matter further regarding project funding.

**P18/09#120**

**Correspondence**

To receive and consider the following correspondence:

- i. ACV Application for Prince of Wales  
Assistant Clerk to acknowledge the correspondence from Mr Paul Meredith and refer the matter to the Deputy Clerk.
- ii. Application to vary premise licence for Ross Label  
Members have no objections to the application to vary the premise licence.
- iii. Gloucester Road Taxi Rank  
Assistant Clerk to inform Amol Pisal that members fully support the proposal to remove the taxi rank facility on Gloucester Road along with the one on Broad Street.
- iv. Wye Street/Wilton Road junction issues  
Assistant Clerk to inform Ray Wallace that members fully support and wish him to proceed with the proposal to remark the junction as one large give way junction with a central island rather than at present where it seems to operate as two distinct give ways. This would mean that vehicles could go from Wye Street to Wilton Road only via the south eastern part and only enter from Wilton Road into Wye Street via the north eastern slip. Suitably located arrows could be placed to reinforce that along with some central hatching.
- v. Landlord licensing changes (for information).
- vi. HALC Information Corner (for information).

**There being no further business the meeting closed at 8.35pm**

Signed .....

  
Chairman

Date .....

