



Ross-on-Wye Town Council

Minutes of the Planning & Development Committee Meeting held on Tuesday 18 December 2018 at 7.00pm at The Corn Exchange, High Street, Ross-on-Wye, Herefordshire, HR9 5HL

Present: Councillors: C Utting (Chair), Cllr R Gibbs
Substitute Members: Cllr P Symonds, Cllr A Taylor and Cllr J Utting
In attendance: Amanda Smith – Assistant Town Clerk

Nine members of the public

P18/12#162 Apologies for Absence

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

Apologies were accepted from Cllr C Bartrum, Cllr H Bramer, Cllr V Coker, Cllr D Ravenscroft and Cllr J Roberts.

P18/12#163 Declarations Of Interest

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

Cllr C Utting and Cllr J Utting Declared a Schedule 1 Interest in Agenda item #168 Applications to be considered P184142/FH – due to living in a neighbouring property and P181068/L – due to being friends of the residents of the property.

P18/12#164 Dispensations

None

P18/12#165 Public Participation

Members of the public expressed their concerns about the outline planning application P184150 for the Land at Merrivale Lane. The main issues were around the development of housing putting pressure on the existing parking problem in the area, the increase in the level of traffic movement that will raise safety issues, the loss of privacy by building two storey housing in an area of predominately single storey bungalows and environmental issues.

One member of the public also expressed their concern about the re-consultation on planning application P182617 for the land adjacent to Cawdor Gardens and the fact that no useful purpose would be served by the removal of the railway arch.

The Chair confirmed that all comments had been noted and that individuals should also express their concerns to the Planning Department at Herefordshire Council.

P18/12#166 Planning & Development Committee Meeting Minutes - to confirm and sign the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 27th November 2018.

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

RESOLVED – that the minutes of the previous meeting of the Planning & Development Committee held on Tuesday 27th November 2018 be signed as a correct record.

P18/12#167

Action Review Summary

The Action Review Summary was presented and noted.

Outstanding actions (not mentioned in #171 Correspondence)

- i. SIDs – email sent to Yvonne Coleman regarding transfer of money to purchase the SID for four locations.
- ii. Check on progress of enforcement – 33 Gloucester Road
Assistant Clerk obtained copy of Section 215 Notice to see who owns the property - Chairman to draft a letter to owner regarding upkeep of building.
ACTION JR
- iii. Fone Solutions, Broad Street – advertising consent had been granted for the illuminated sign and so no further action will be taken by the Enforcement Officer.
- iv. A further action was included for Assistant Clerk to contact the Enforcement Officer regarding the boarding up of first floor windows above the Mountain Warehouse shop in the High Street.

P18/12#168

Applications to be considered

To consider the following application:

[P184150/O - Outline](#)

Land at Merrivale Lane Ross-on-Wye Herefordshire

Outline planning permission for 10 dwelling with all matters reserved except access.

While not objecting to the development of the site in principle (Vote was No objection 4: Objection 1) members have concerns for a number of reasons. The development of housing will put pressure on the existing parking problem in the area and will increase the level of traffic movement – and this will raise safety issues for both drivers and pedestrians. An option could be to widen the carriageway by taking two metres from the site itself to create a parking bay. The development of two storey housing will cause a loss of privacy in an area of predominately single storey bungalows. There are also potential environmental issues of flooding and loss of wildlife habitat.

Members request that all these issues are considered further when any detailed planning application comes forward.

[P182617 – Re-consultation](#)

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 together with partial demolition of former railway bridge (i.e. removal of the arch).

Members re-iterate the comments previously being that they 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 object to the removal of the railway arch as no evidence has been submitted stating that it needs to be removed for fire service reasons and so it would therefore serve no useful purpose. The transport evaluation does not recommend removal of the arch.

Action – Assistant Clerk to write to Yvonne Coleman regarding the Heads of Terms Agreement requesting an explanation as to why the Town Council had not been consulted on the allocation of Section 106 monies and an explanation on how the monies have been allocated. A request would also be made to consider allocating monies to the Town Council’s list of priority areas – e.g. Health Care Provision, Youth Provision and Primary Education Provision in the town.

[P183884/K - Works to Trees in a Conservation Area](#)

Ashcroft Walford Road Ross-on-Wye Herefordshire HR9 5PG

Proposed works to T1. Laburnum: - Reduce all over by 1.5m-2.5m. Getting too big for location. T2. Silver birch: - Reduce all over by 3-4m. Getting too big for location. T3. Pear tree: - Fell. Due to poor health.

Recommendation: No Objection

[P184325/XA2 - PP - Approval of details reserved by condition](#)

Land at Three Crosses Ross-on-Wye Herefordshire

Application for approval of details reserved by condition 12 of planning permission P140684/O

Recommendation: No Objection

[P184255/F - Planning Permission](#)

51 Edde Cross Street Ross-on-Wye Herefordshire HR9 7BZ

Proposed removal of steel fire escape. Construction of new fire escape and two balconies in steel with glass balustrading. Construction of 2.4m high brick wall with gate to the rear of the property. Construction of a concrete hard standing with water run off to adjacent gravelled areas. New external lighting.

Recommendation: No Objection

Cllr C Utting and Cllr J Utting left the meeting having declared an interest at 8.20pm

[P184142/FH - Full Householder](#)

2 Serampore Villas Palmerston Road Ross-on-Wye Herefordshire HR9 5PN

Proposed two storey side extension and conservatory to rear.

Recommendation: No Objection

[P181068/L - Listed Building Consent](#)

Edde Cross House Edde Cross Street Ross-on-Wye Herefordshire HR9 7BZ

Proposed flue.

Recommendation: No Objection

Cllr C Utting and Cllr J Utting returned to the meeting at 8.25pm

[P184259/FH - Full Householder](#)

25 Vaga Crescent Ross-on-Wye Herefordshire HR9 7RQ

Proposed first floor extension.

Recommendation: No Objection

P18/12#169

Further Applications

Planning applications P183381, P184261 and P184481 were considered to establish if any extension of deadlines is required in order to make comments at the next meeting.

Members considered that extensions were necessary for all planning applications.

P18/12#170

Notifications

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

RESOLVED – to receive and note the decisions

P18/12#171

Correspondence

To receive and consider the following correspondence:

i. Initial Consultation: Three Crosses, Ross-on-Wye – Proposed speed limit reduction to 40mph – Members supported the proposal. Assistant Clerk to advise ADL Traffic and Highways Engineering Ltd.

ii. TPO 599 Wolf Business Park, Ross-on-Wye – Noted.

There being no further business the meeting closed at 8.30pm

Signed Chairman

Date