



Ross-on-Wye Town Council

Minutes of the Meeting of the Ross-on-Wye Neighbourhood Development Plan Sub Committee

held on Thursday 15th March 2018 at 7.15pm
at The Corn Exchange, Ross-on-Wye, HR9 5HL

Present: Melvin Reynolds – Chairman
Councillor Chris Bartrum, Councillor Nigel Gibbs, Helen Saunders, Jon Stern,
Councillor Caroline Utting

In attendance: Sarah Robson – Town Clerk

NP18/03#058 Welcome, Introductions and Apologies

The Chairman, Melvin Reynolds, welcomed everyone to the meeting and introductions were made. Apologies for absence had been received from Vic Lockley.

NP18/03#059 Declarations of Interest

There were no declarations of interest.

NP18/03#060 Minutes of the meeting held on 15th February 2018

The minutes of the meeting held on 15th February 2018 were approved and signed.

NP18/03#061 Matters arising from minutes of meeting held on 15th February 2018

52 Melvin reported that the work done to collate photographs of views in and out of the town would be kept on file as evidence of what's been done. It was noted that the 'outward' views are not evidence at submission based on the theory they are a mirror image of the 'inward' views.

54 Melvin reported that further discussions on the Fernbank Road site revealed the family do not want the site allocated but there was agreement that it could be included for low density criteria based development; it was noted, however, that the suggested density would take it below the number of 5 per site normally used as the threshold for inclusion in town Plans.

#55 It was confirmed there is no schedule of timings yet. TBC

NP18/03#062 Outcome of meeting with Herefordshire Council (HC) on 22nd February 2018

The meeting took place at HC, attending was a senior planner, the NDP co-ordinator and a transport officer, it had been a positive meeting. The purpose was to go through the sites identified. Melvin advised that the timescale for HC to complete the pre-consultation work is currently four weeks, which is a quicker turnaround than had been expected. This will enable some flexibility to allow a

better opportunity to meet deadlines for the start of the six-week consultation period as planned.

NP18/03#063 Review of Plan - Agreement on Settlement Boundary and Site information

The Plan starts with an introduction and scene setting which includes some interesting facts about Ross, following that the vision, objectives, development strategy and policies.

ACTION – NG – to write 'Forward' from the mayor

ACTION: CU – to proof read the draft

There is still work to be done and maps to be included.

It was noted that the allocations would provide the housing numbers needed and provide some contingency too.

A positive meeting with a land agent identified the difference between self-build and custom build and the danger of bringing forward development in a piecemeal fashion.

Questions were asked about retail trends and if the Plan could demonstrate sustainability whilst reflecting changes in shopping habits. It was noted that 'out of town' development would be resisted.

ACTION: JS – to draft a paragraph for the Employment Development section on retail development, trends and the need for flexibility

Local Green Spaces

Local Green Space (LGS) Designations that meet the criteria are;

Archenfield Road/Roman Way, Falaise Close, Duxmere Drive, Deanhill Park, Primrose Crescent and Cleeve Orchard.

It was noted that several suggested sites had been omitted as failing to meet the criteria for various reasons including lack of support, too small, etc.

Members of the Group were advised that if any further comments were warranted this could be done at the consultation phase.

Settlement Boundary

Questions were raised regarding the Settlement Boundary at the meeting with HC on 22/2. It was agreed by that the current guidance of following the edge of the 'built in' area it should be regarded as the Ross town Settlement Boundary. The map from the Urban Fringe Sensitivity study by HC would therefore be used with any intentional settlement annexed as extension to the boundary on the basis that permissions exist or potential new sites have been identified; these will be shown with dotted lines.

It was agreed that development of the fields between the former railway line and the woodland to the south should be resisted on landscape grounds.

Consideration of Sites

Using the accompanying map, the identified sites were again reviewed as below. Where no note is made the mapped comments apply:

P1004/1 / HLAA 107001 – Brampton Road

It was agreed to abandon designation for care home here (on basis that extant permission for 90-bed home at Alton Road remains unbuilt), but to allocate for self-build / custom build for < 20 homes if owners agents can produce sufficient supporting material.

P1046 – Greytree site

It was agreed to reinstate allocation of this site (SHLAA P1046) in the allocation of sites on the basis of the same number of dwellings as previously proposed (14 in P130060/F) and rejected only on detail design grounds.

W461 / 4ZPP – Tanyard & Broadmeadows

It was agreed to use criteria-based approach targeting 240 homes (and also employment uses) if necessary but that should supporting further information become available¹ in time that this should *preferably* be included as a site *allocation*.

Ryefield Centre

A preference was expressed for conversion, rather than demolition, of these attractive buildings if viable; it was agreed to use criteria-based approach on the approximate figure of 10 homes.

¹ Chairman's note:

The following information became available on 19th March. This raises further questions that are addressed at the end.

"... the works [...] recently carried out [...] solely related to the human health aspects of the former laundry and saw mill site between Ledbury Road and Tanyard Lane. Tanyard's Field to the south of Tanyard Lane was not included as part of our study.

"The land to the south of Tanyard Lane was the subject of a groundwater treatment exercise carried out by QDS and supervised by Hydrock. The aim of the exercise was to monitor and treat a plume of groundwater contamination below part of the field area. This remediation exercise was undertaken was to protect controlled waters and local residents from potential soil vapours.

"The Final Verification Report by Hydrock indicated that the works generally met the proposed targets, the Environment Agency requested a further round of monitoring, we understand that the subsequent round of monitoring was forwarded to the EA. We haven't been provided with EA's response to this second monitoring report, but understand that the EA accepted this.

"If development were proposed on Tanyard's Field, further investigation would be required with respect to human health and geotechnical issues (similar to what we have provided for the laundry / saw mill). The potential soil vapour issue would also need to be addressed."

In a follow up conversation with the landowner/developer they indicated that they'd welcome allocation of the former laundry and saw mill site between Ledbury Road and Tanyard Lane but that they would not at this stage be interested in the Tanyard Field or Broadmeadows site. This probably means that we will necessarily continue with a criteria-based approach for the entire area.

Land at the Chase Hotel (2 parts only)

This land was submitted into the call for rural sites. The owner's current proposals are for two separate developments along the northern and southern boundaries of the non-designated park and garden² of the unlisted hotel. It was confirmed that we would support allocation a total of 15 homes in these 2 separate areas

HLLA 324/001 – Merrivale

Although there are discrepancies in the Herefordshire SHLLA materials it was agreed that the paddock part of this site should be allocated for <20 homes in keeping with the local area density.

HLLA 192/001 – Stoney Stile (southern part)

This site was confirmed for allocation of up to 20 homes, but it was noted that the Ross Town Council would not accept responsibility of maintenance of public areas of the sort customarily maintained by Herefordshire. The potential for covenants to ensure maintenance by occupiers was raised.

HLLA 177/001 (NE part) – Cleeve Field

It was confirmed that this site be allocated for <18 homes for self/contract build in keeping with the local area density.

Ross /7 & Ross/12 – Fernbank (2 sites)

The owners do not want the sites allocated but there was agreement that Ross /7 could be included for low density criteria based development; it was noted, however, that the suggested density would take it below the number of 5 per site normally used as the threshold for inclusion in town Plans. This would appear to preclude mention of these sites as other than "windfall".

Housing numbers

The numbers calculated within the accompanying map provide an existing tally of permissions and commitments of 914 homes – i.e. enough to meet our requirement but without any contingency for loss or land supply challenges.

If the Cawdor site is included at the application number of 32 homes then 946³ homes can be identified,

The pre-meeting figure for allocations was 93, the post-meeting figure is now <107.

The pre-meeting figure for criteria-based sites was 220, the post-meeting figure is now <250.

Totalling these, we can now identify 1303 homes to be delivered in the plan period. This should provide sufficient negotiating room for post-Reg14 adjustments.

NP18/03#064 Confirmation of schedule for next steps of the Plan

Melvin confirmed that it would be after Easter now before the Plan could be finalised but, in light of improved processing times at Herefordshire, that it was still on track to meet the anticipated times.

² <http://thegardenstrust.org/wp-content/uploads/2016/10/Planning-System-in-England-and-Protection-of-Historic-Parks-and-Gardens-2016-v1.pdf>

³ 967 if the current pre-application figure of 21 for the laundry and sawmill site are included, taking the overall total to 1324 homes.

NP18/03#065 Any other business

None

NP18/03#066 Date of next meeting

The next meeting was provisionally booked for Thursday 17th May 2018 but to be confirmed.

The meeting closed at 9.05pm.