

Ross-on-Wye Town Council

Minutes of the Meeting of the Ross-on-Wye Neighbourhood Plan Sub Committee held on Thursday 17th November 2016 at 7.15pm at The Corn Exchange, Ross-on-Wye, HR9 5HL

Present: Melvin Reynolds – Chairman
Councillors David Ravenscroft and Caroline Utting
Vic Lockley, Helen Saunders and Mark Weldt

In attendance: Sarah Robson – Town Clerk

NP16/11#103 Welcome, Introductions and Apologies

The Chairman, Melvin Reynolds, welcomed members to the Steering Group meeting. Apologies for absence had been received from Rosamund Skelton, Jon Stern, Councillor Chris Bartrum

NP16/11#104 Declarations of Interest

None

NP16/11#105 Minutes of the meetings held on 15th September 2016 and 20th October 2016

The minutes were signed as a true record of the meetings.

NP16/11#106 Matters arising from minutes of the meetings

It was noted that there is some interest in the report from Place Studio that might be of interest to ART and it was suggested that it could be circulated to their members.

Outstanding Actions 15th September 2016

Display of Banner in Old Chapel – no action taken yet (Town Clerk)

Other action items have been completed

NP16/11#107 Update on progress of Neighbourhood Development Plan including;

a) Progress report from Place Studio

A written report had been circulated beforehand. The Chairman précised the discussion of the meeting that had taken place in Hereford on 21st October 2016. It was noted there had been some [questions about the number of dwellings the plan needs to identify and](#) regarding the five year supply of housing allocation and further investigations are taking place as a result. A further meeting is taking place with HC Highways and Planning officers and the Neighbourhood Plan Team shortly. Suitable sites for allocation are being discussed and this will involve further teams within the Council. Once further clarity has been sought a protocol with HC will be requested to agree a way forward. Members were also advised of the decision by HC to

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freeze the programme to roll out CIL. This will undoubtedly impact as this formed part of the business case by Ross for adopting a Plan.

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Comment: could have – you know better than me!

b) Report on recent Neighbourhood Plan Workshop session and Topic Working Groups meeting

Nothing further to report at this stage – still a work in progress

c) Recent strategy meeting

Strategic Housing Land Availability Assessment (SHLAA) MAP & NP Site Identification

A map of the SHLAA area was shown which dated back to 2011, which assesses land with housing potential in Ross. Some of the sites on the map have already been developed (e.g. Tanyard). Some are shown which are outside the parish boundary and some of the land lies within the Flood Zone. The meeting was then shown a map plotting most of those sites and other potential sites; it excluded the unsuitable Flood Plain areas and also highlighted the unacceptable night time noise levels. This new 'ideas' map can then be used as a basis for part of the discussions with HC to investigate potential sites – though it was noted that no attempt had yet been made to identify land owners. Some of the sites are classified as potentially industrial, some mixed use and some housing. Pros and cons must be considered on all the sites; it is likely that some land owners would be interested in selling land primarily for housing development due to the higher land value. It was recognised that the landscape must be secured to protect its unique character and key views.

The Members considered the need for an access road to the A40 at Weir End to relieve the traffic over Wilton Bridge, through High Street and Alton Street. The future traffic needs would suggest this would be desirable but costly, significant data would be required to evidence the need.

Following a question after the meeting with HC officers on 21st October the chair mentioned the possibility of proposing adding a southerly interchange with the M50 J4 roundabout to link to the A40 to the east of Hildersley. This, combined with significant works at J4 and at the Over Ross roundabout, could enable safe access to the town centre from any eastward extension of housing by downgrading the existing A40 Relief Road to local road status. Again, significant data would be required to support this proposal.

ACTION

MR – Circulate maps

NP16/11#108 Any other business

Evidence Update (report from Place Studio annexed)

Much work has been done to collate the work of local people in bringing together information on a wide range of topics, including facilities and projects. There are gaps where further work is necessary. Character assessment surveys of the town are underway and some areas have been completed, more volunteers are needed to do a townscape survey by walking around and taking notes to complete the required form.

ACTION

MR – Circulate status update

MR – Chase Jeff about access to evidence folder on Website

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MR – Speak to John Taylor about Allotments Survey
SR – Check information about town survey by students at Birmingham
University
MR – Compile a list for the town centre for character assessment surveys to
be done

NP16/11#109 Date of next meeting

The next Steering Group meeting will take place provisionally on Thursday
15th December 2016 (to be confirmed by 5th December) and confirmed for 19th
January 2017 starting at 7.15pm at The Corn Exchange.

There being no further business the meeting closed at 9.00pm.