

Ross-on-Wye Town Council

Minutes of the Meeting of the Ross-on-Wye Neighbourhood Plan Sub Committee held on Thursday 20th July 2017 at 7.15pm at The Corn Exchange, Ross-on-Wye, HR9 5HL

Present: Melvin Reynolds – Chairman
Councillor Chris Bartrum, Jeanette Draper, Councillor Nigel Gibbs, Helen Saunders, Jon Stern and Debbie Waring

In attendance: Amanda Smith – Assistant Town Clerk

NP17/07 023 Welcome, Introductions and Apologies

The Chairman, Melvin Reynolds, welcomed members to the meeting - no introductions necessary. There were apologies for absence from Ian Goddard, Andy Jones, Vic Lockley, Eleanor Oakley, Sam Phillips and Councillor Caroline Utting.

NP17/07 024 Declarations of Interest

There were no declarations of interest.

NP17/07 025 Minutes of the meeting held on 16th March 2017

The minutes of the meeting held on 16th March 2017 were approved.

NP17/07 026 Matters arising from minutes of meeting held on 16th March 2017

Melvin reported that there had been no progress with the possible rental of some space at the Old Chapel to Herefordshire Council.

Nigel Gibbs and Place Studio had attended the meeting with Herefordshire Council on 7th April 2017 (see progress report below).

There was still the issue of the Community Infrastructure Levy (CIL) and Herefordshire Council was waiting for Central Government to review the matter of the payment.

Town centre street character assessments – Jeanette Draper would re-send Melvin and Jeff Bishop the assessments she had previously done. **ACTION – JD. See Footnote 1.**

Jeff Bishop still needed to photograph the Market House and St. Mary's Churchyard.
ACTION – JB.

Nigel reported that he had had a limited response from groups on mobility/accessibility issues. In the light of that, Melvin said he would refer to the suggestions made on mobility/accessibility in the "Our Town" work and also contact the local MS Society. **ACTION – MR.**

Melvin is still collating photographs of views in and out of the town. **ACTION – MR.**

Melvin reported that Place Studio had considered Eastfield Road (northern stub) not to be suitable as a Local Green Space due in part to costs of tracing and contacting the number of landowners involved.

Melvin had not received an assessment of the space at Mayhill Road from Councillor Daniel Lister but reported that Place Studio considered the space to have such narrow, limited access as not to need designation.

Melvin noted that Dean Hill Park had the highest level of interest in terms of LGS enquiries.

Helen Saunders reported that she had gathered information for the Green Infrastructure – green links, networks, wildlife corridors - in and around Ross and would do a report on this by the end of August 2017. **ACTION – HS.**

NP17/07 027 Review of progress of Neighbourhood Development Plan

a) Progress report from Place Studio

Nigel reported on the meeting he had attended with Place Studio at Herefordshire Council. The Council was considering the possible school re-allocation but as yet no progress/decision had been made. He stated that without a School Policy in place it would not be possible to proceed to Regulation 14.

Melvin had given a report at the Ross Town Council meeting on 10th July 2017 (see attached report).

Place Studio had written to the Town Clerk giving formal notice that they were stopping any further work at this present time due to the delay getting responses that would enable progress to Regulation 14 of the Neighbourhood Plan (see attached letter).

b) Report on Workshop held on 25th May 2017/Practical Action Projects

Melvin reported that this had already been circulated and relevant proposals would be included in the Draft Plan.

c) Next Draft of the Plan

Melvin reported that he had started going through the next draft of the Plan in readiness for the Ross Town Carnival on 5th August 2017. The Plan will be printed and circulated to the Sub Committee a few days before the Carnival and there will be a link to it via the Town Council website and Facebook, there will be a display in the Library, Town Council office and a press release made about it in the Ross Gazette. Feedback forms about the Draft Plan will be made available to the public and a Public Meeting may be considered for September 2017.

Melvin, Nigel and Place Studio will meet up to write questions for particular County Councillors to ask within Herefordshire Council in order to try and get them to make the decisions necessary to enable the Plan to move forward. The Town Clerk had also written to the Local Education Authority but had not received a response.

d) Other Issues and Options

Melvin reported that there had been little progress as yet on the review of sites for potential housing and industrial development by Herefordshire Council. He was still waiting to hear

from the Herefordshire Council /Environment Agency regarding the re-assessment of sites for flood risks.

The Herefordshire Council Education Strategy Team was looking at 'Broadmeadow' from a number of sites for a replacement primary school and the decision on the school should be made in conjunction with potential housing and industrial development sites.

e) Ross Town Carnival – 5th August 2017

Melvin had offers from three volunteers to help him on the day – Jeanette Draper, Eleanor Kercher and Amanda Smith. He will seek more.

NP17/07 028 Herefordshire Council feasibility study for north-east of A40

Melvin advised everyone of the Redevelopment of Model Farm public consultation event about the new planning application for infrastructure works – to take place on Tuesday 25th July, 2.15 pm – 6.15pm, in Ross Library. This would be continued with an evening event at the Town Council office where Gavin Stephens would talk to the Town Council Planning Committee – (see attached notice, report and newspaper article). **See Footnote 2.**

NP17/07 029 Any Other Business

Melvin stated that a list of shops in the streets in the main town centre was needed along with photographs of shops with frontage designs that are in keeping with the overall style of the town. He would ask the Sub Committee for volunteers to put together some guidance notes by the end of August 2017. Jeanette Draper volunteered to help and suggested that members of ART should be approached. **ACTION – MR.**

Melvin reported that the site at Hildersley (private part) had been put up for sale through Fisher German as a prime residential development opportunity with outline planning permission for up to 212 dwellings – (see attached sales brochure). This implied that there is scope for amending the Outline Plan and refining the scope of development.

NP17/07 030 Date of next meeting

The next meeting will take place on Thursday 21st September 2017 at 7.15pm at The Corn Exchange – however this meeting may be postponed if there are no further developments to report.

The meeting closed at 8.30pm.

Footnotes:

1. Jeanette Draper confirmed after the meeting that she had already sent the assessments.
2. This is in essence a simple refresh of the old 2014 plan so that the permission is carried forward and the opportunity to bid for infrastructure funding is not lost.

It is being promoted without reference to the wider strategic review of the adjacent Herefordshire land holdings. This may raise questions about its potential impact, if built, on any wider strategic considerations.

It turns out that the brochure text is pretty much advertising hyperbole to an extent banned if it were an estate agent selling a house: the 600 homes are the ~500 already given outline permission – and there is currently no permission for 'wraparound' retail content.

Only inspection of the 'refresh' application will inform of any changes to that.