

Ross-on-Wye Town Council

Minutes of the Meeting of the Ross-on-Wye Neighbourhood Plan Sub Committee held on Thursday 21st September 2017 at 7.15pm at The Corn Exchange, Ross-on-Wye, HR9 5HL

Present: Melvin Reynolds – Chairman
Jeanette Draper, Ian Goddard, Susan Okell, Councillor Caroline Utting

In attendance: Amanda Smith – Assistant Town Clerk

NP17/09 031 Welcome, Introductions and Apologies

The Chairman, Melvin Reynolds, welcomed everyone and introductions were given by all members at the meeting. There were apologies for absence from Councillor Chris Bartrum, Councillor Nigel Gibbs and Ian Murray.

NP17/09 032 Declarations of Interest

Susan Okell declared that she has financial interest in Fernbank House in Fernbank Road, Ross-on-Wye. There were no other declarations of interest.

NP17/09 033 Minutes of the meeting held on 20th July 2017

The minutes of the meeting held on 20th July 2017 were approved.

NP17/09 034 Matters arising from minutes of meeting held on 20th July 2017

Herefordshire Council feasibility study for north-east of A40 – Melvin reported that he had not received any feedback yet but that it was due anytime now.

Town centre street character assessments – Jeanette Draper had completed the character assessments she had been allocated and now agreed to complete the remainder of the outstanding assessments. Melvin to send her a reminder email. **ACTION – JD/MR**

Jeff Bishop had taken photographs of the Market House and St. Mary's Churchyard.

Melvin to refer to the suggestions made on mobility/accessibility in the "Our Town" work and 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 Helen Saunders had done a brilliant job gathering information and putting together a report for the Green Infrastructure – green links, networks, wildlife corridors - for half of the areas in and around Ross-on-Wye. He would need to chase up the other volunteers who had not completed the exercise for the remainder of the areas.
ACTION – MR.

Chair's Note: this work was completed shortly after the meeting.

Melvin reported on the Ross Town Carnival and thanked the volunteers who had attended. There had been a gazebo with display boards showing the main policies of the draft Plan

and several copies of the Plan were available for residents to view. A few comments had been received from residents along with some useful information regarding the decontamination of the land at Tanyard.

NP17/09 035 Review of current draft of Plan – including:

a) Update with respect to the work of Place Studio

Melvin reported that Place Studio was continuing to work on the draft Plan and that the Town Clerk hopes that Ross Town Council will allocate additional money to the Neighbourhood Planning budget in order for the Plan to progress to Regulation 16. The Council will have a better idea from Place Studio of what budget to allocate after the meeting with Herefordshire Council on 5th October 2017. An interim illustrated draft was circulated during the meeting.

b) Report on outcome of Local Green Spaces contacts

Melvin reported that he did not have a final report yet due to the difficulty in tracing/contacting some of the landowners. He thought that Place Studio will probably recommend that two of the sites be excluded from the proposal list as they were not sustainable as local green spaces – Greytree (due to potential as development land) and Fernbank Road. Melvin stated that Herefordshire Council had objected to Roman Way and another (Duxmere Drive?) being considered as a local green space – he would check which area of land they were querying. **ACTION – MR.**

Chair's Note: Place Studio advised shortly after the meeting that they would not be recommending the following proposed sites for inclusion: Eastfield Road, Fernbank Road, Greytree and Merrivale Lane – all on the basis that they would not be agreed by the examiner. It was clarified that Herefordshire Council has objected to most of Roman Way being included and all of Redwood Close – these issues to be resolved. Hawthorne Lane also remains with issues to be resolved.

c) Report on meetings with owners of potential allocated sites

Melvin reported that he had attended meetings with three of the five owners of potential allocated sites.

The meeting with the owner of Broadmeadows industrial area had been a positive one. Although some possible spot contamination and flooding remains a potential issue in the area, the site has potential for mixed housing and employment uses – possibly for “bulky retail”. Please see attached document.

To the east is the caravan site – a meeting with the owner of that area was still to be organised and could influence access issues.

Herefordshire Council Education Department is still looking at Broadmeadow as a potential site for a replacement primary school.

The owners of Tanyard Field had stated that their field was decontaminated as part of the remediation work undertaken on behalf of Persimmon on the laundry and sawmills sites to the north.

The owners of Wyevale Kennels had put forward that site in the most recent SHLAA and helpfully provided a copy of the Tanyard Lane Supporting Development Brief document from 2005 (drawn up by RPS Consultancy, Persimmon and Herefordshire Council) that gave useful information. The meeting was shown this document.

The owners of the Broadmeadows Caravan site also own the Wye Valley Tractors site at the south-east end of Tanyard Lane together with the fields immediately to its south-west, and

the lane itself from a point where their field boundary meets the lane. The rest of the lane is public with ownership unknown.

Chair's Note: a meeting with these owners took place shortly after the meeting.

Chair's Note: as result of these meetings it emerged that there are two other smaller land owners: Meadex on Tanyard Lane and Herefordshire Council the H&H Coaches yard – behind the recycling yard.

As part of these meetings, a discussion also took place about the land at the Chase Hotel and two possible proposals – one being the development of a health spa and holiday homes (on the left hand side of the land) and the other being the development of approximately five houses (on the right hand side of the land). The small meeting gave cautious support for either, but probably not both, of these – recognising particularly the potential revenue benefit to the town of the first option. Please see attached documents.

A meeting had also taken place with the option holders of Marsh Farm (positioned between Model Farm and the relief road).

d) Uncertainties in plan and meeting with Herefordshire Council on 5th October 2017

Melvin stated that there is uncertainty over the development of the Broadmeadow and Tanyard Lane areas of land. The meeting with Herefordshire Council on 5th October (to be attended by himself, Jeff Bishop of Place Studio, the Town Clerk and the Mayor) will take the form of two parts.

The first part being a discussion on Broadmeadow, Tanyard Lane and the possible replacement primary school. A report from Balfour Beatty is due to follow and Herefordshire Council officers will go through the report before it becomes a public document in December 2018. Questions will be asked about whether we can withdraw all mention of a replacement primary school from the draft Plan and why the status of the land, now considered to be decontaminated, has not been acknowledged by Herefordshire Council. The second part being a discussion on Herefordshire Council's strategic review and on how best to take certain aspects of the draft Plan forward.

Chair's Note: this meeting took place, was positive, and will be reported separately.

e) Other Issues and Options

Herefordshire Council/Highways England strategic view of the possibility of re-routing the A40 - Melvin stated that Jeff Bishop considers that this should be explicitly mentioned in the draft Plan.

Design Guide - Melvin stated that he had suggested to our consultants that a design guide should be included in the draft Plan. They had indicated that a design guide could be difficult to draft and that, as there are so many different character areas in and around the town, character guidance should be given for character areas when pre-planning applications are made - and a summary statement about how the town fits into the landscape. There was a general feeling that coherent guidance would be helpful.

NP17/09 036 Anticipated schedule for the next steps of the Plan

Melvin stated that he thought that the draft Plan would be ready by November 2017 to commence the Regulation 14 process – and that the public consultation period would be between January and March 2018. He would do a press release for the Ross Gazette.

ACTION – MR.

Chair's Note: as a result of the meeting on 5th October this is likely to be modified a little.

NP17/09 037 Any other business

Susan Okell wishes to register that fact that the landowner at Fernbank, Elizabeth Okell, objected to the land being considered as a local green space.

Ian Goddard commented there were still errors in the draft Plan (see 35a) that he had previously commented on and that in his view sub-section C, including Policy SC3, should be completely rewritten for the reasons given previously. Melvin agreed to email him the draft Plan document with the facility for him to make comments. **ACTION – MR.**

Chair's Note: as a result of the meeting on 5th October, there will be opportunity for comment on the illustrated draft.

NP17/09 038 Date of next meeting

The next meeting will take place on Thursday 16th November 2017 if there are no further developments to report.

Chair's Note: as a result of the meeting on 5th October, the October meeting will not be required.

The meeting closed at 9.00pm.