

From: Jo Skelton [<mailto:admin@rosstc-herefordshire.gov.uk>]
Sent: 10 February 2014 11:24
To: Banks, Andrew
Cc: Cutter, Phillip (Cllr)
Subject: Application 132028/F

Dear Mr Banks,

132028/F

The Ross-on-Wye Town Council Planning Committee has revisited the Tesco Application in the light of the recent Report from Deloittes.

Attached are the comments they wish to be considered when the application is discussed. A member of the committee will also attend the meeting of your planning committee when it comes to committee.

Yours sincerely,

Mrs Rachel Lewis, Deputy Town Clerk,

Ross-on-Wye Town Council

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In the light of the recent Deloitte report on the potential impact on the town centre of this development, and the response from Tesco, Ross Town Council Planning & Sustainable Development committee has again discussed this application.

The outcome of our discussions was that our original submission stands, however we would like to add this additional point:

- We welcome the provision of paths etc. to generate links between the development and the town centre. We request that it should be a condition of any granted planning permission that these are kept open during the life of the store.

The health of the town centre is of paramount importance and this was recognised in the Ross Town Plan. We would therefore also like to re-emphasise the following points made in our original response:

- The terms and conditions of the free parking (three hours) should be made a planning condition
- In order to protect the health of the existing town centre there should be imposed planning conditions in terms of the types of goods that cannot be traded on the site, for example books, clothes, electrical goods, tools, garden products etc.
- In order to protect the health of the existing town centre there should be imposed planning conditions in terms of the types of concessions which are not allowed in the site, for example pharmacy, post office counter etc.

In respect of this latter point, we request that the widest possible restrictions are placed on the trading of non-food items at the store in order to protect existing small businesses in the town. This should include pharmacy, post office counter, florist, clothing and footwear, dry cleaning, travel shop, toys, and diy goods.