

Supplement to the agenda for

Planning and Regulatory Committee

Wednesday 21 August 2024

10.00 am

**Conference Room 1 - Herefordshire Council, Plough Lane
Offices, Hereford, HR4 0LE**

	Pages
Schedule of updates	3 - 6
Public speakers	7 - 8

PLANNING COMMITTEE

Date: 21 August 2024

Schedule of Committee Updates/Additional Representations

Note: The following schedule represents a summary of the additional representations received following the publication of the agenda and received up to midday on the day before the Committee meeting where they raise new and relevant material planning considerations.

SCHEDULE OF COMMITTEE UPDATES

233134 - PROPOSED TWO PURPOSE BUILT TRANSFORMER HOUSING (STANDARD GRP GREEN GLASS FIBRE POLYESTER RESIN HOUSING) EACH SAT ON CONCRETE PLINTHS FOR FLOOD PROTECTION WITH SUBSTATIONS INSTALLED INSIDE EACH HOUSING TO SUPPLY ELECTRICITY TO WELSH WATER, LOCAL RESIDENTS AND BUSINESSES. EACH GLASS FIBRE POLYESTER RESIN HOUSING IS: WIDTH 3300MM, DEPTH 2400, AT LAND OFF GREEN STREET, HEREFORD, HR1 2RB.

For: Mr Wesley Gammond, Unit 1, Skylon View, Rotherwas, Hereford, Herefordshire HR2 6LB

ADDITIONAL REPRESENTATIONS:

1 further objection from the Friends of Bartonsham Meadows received in relation to the committee report raising points as follows:

- The site is not a “small parcel of land”;
- There is no cycle path and cyclists do not use the meadows;
- The overhead power lines are not considered to be as visually intrusive as the substations – they are like telegraph poles – weather, brown wood and fade into the trees and wider view. The existing transformer does not obstruct views and acts as a roost for birds;
- The Master Plan cited has not been mentioned by the Hereford Wildlife Trust as part of their plans for the meadows. Their plans involve a process of restoration to floodplain and wildlife meadow with annual cutting and seeding with wildflowers. There is no talk of a cycle path, nor active travel measures or those mentioned in the committee report;
- Soft landscaping measures around the substations will further obstruct views;
- There was no mention of substations when the removal of the overhead wires was announced;

The full contents have been published to the website:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=233134&search-term=233134

OFFICER COMMENTS: The “small parcel of land” referred to is the application site area defined by the red line location plan and does not attempt to describe the wider nature reserve site. The Master Plan referred to is a consultation draft published by the Council in 2023. It does not hold full weight as it has not been adopted, but it gives the most recent proposals for the site as part of the wider City Master Plan.

CORRECTION TO COMMITTEE REPORT: Para 6.5 of the report – there is a typo in the final sentence which should read as follows:

Their removal will be of considerable benefit to the visual appearance of the whole nature reserve and this should **now** be afforded significant weight in your Officers view.

DESCRIPTION OF DEVELOPMENT:

Schedule of Committee Updates

The noise information received has been checked with the agent and it has come to light that, although there will be two GRP housing units, there will actually only be one transformer inside one of them (to replace the pole mounted one) and the other housing unit will contain the switch gear (that enables them to control the supply by switching off certain circuits and limit impact to properties and businesses). This is a reduction in the proposal so does not require consultation, but will require the agent to agree for the description of the development to be amended before a decision is issued.

Members should therefore be aware that the proposal is only considering one transformer unit and not two, although this does not change the proposed plans or the external appearance of the units.

CHANGE TO RECOMMENDATION: It is requested to delegate to Officers under the Scheme of Delegation for the description of the application to be amended, to reflect the proposal for only one transformer unit being proposed as set out above and in discussion with the agent, prior to a decision notice being issued.

PLANNING and REGULATORY COMMITTEE

21 AUGUST 2024

PUBLIC SPEAKERS

APPLICATIONS RECEIVED

Ref No.	Applicant	Proposal and Site	Application No.	Page No.
6	Mr Gammond per Mr Wesley Gammond	Proposed two purpose built transformer housing (standard GRP green glass fibre polyester resin housing) each sat on concrete plinths for flood protection. With substations installed inside each housing to supply electricity to Welsh Water, Local residents and Businesses. Each glass fibre polyester resin housing is: width 3300mm, Depth 2400, Height 2270 to be mounted on 600mm concrete base. To be positioned side by side doors to face south into the meadow at LAND OFF GREEN STREET, HEREFORD, HR1 2RB	233134	73
		CITY COUNCIL	MR MILLN (Hereford City Council)	
		OBJECTOR	MR STEEL (local resident)	
		SUPPORTER	MR GAMMOND (Applicant)	
7	Mr Barnett per Mr Robert Scott	To extend the permission to retain the mobile building on site as a shelter for temporary homeless for a further 5 years at ST DAVIDS HALL, SYMONDS STREET, HEREFORD, HEREFORDSHIRE, HR1 2HA	240480	91
		OBJECTOR	MR LANE (local resident)	
8	Mrs Knight per Mr Andrew Baker	Proposed Early Years learning shelter (Retrospective) at EARDISLEY CHURCH OF ENGLAND PRIMARY SCHOOL, EARDISLEY, HEREFORD, HEREFORDSHIRE, HR3 6NS	233135	99
		PARISH COUNCIL	MR BOWMAN (Eardisley Group Parish Council)	
		OBJECTOR	MRS LAYCOCK (local resident)	

