

Supplement to the agenda for

Planning and Regulatory Committee

Friday 4 July 2025

10.00 am

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

Schedule of updates

Public speakers

Pages

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PLANNING COMMITTEE

Date: 4 JULY 2025

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

240468 - PROPOSED RESIDENTIAL DEVELOPMENT OF 8 NO. DWELLINGS WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING AT LAND SOUTH EAST OF GREYHOUND CLOSE, LONGTOWN, HEREFORD, HEREFORDSHIRE.

For: Ms Price per Mr Geraint John, Office 16 (House 1, 2nd Floor), The Maltings, East Tyndall Street, Cardiff, CF24 5EA

OFFICER COMMENTS

At 6.77, the officer report refers to a “proposed reduced development of 8 dwellings”. To avoid any ambiguity, this statement refers to the fact that this application was originally for 9 dwellings before amendments were made to omit 1 of the dwellings. In light of the previous appeal decision and whilst noting the increased quantum of development when compared to P221678/F, officers are of the view that the current proposal would not cause harm to the setting, significance or experience of heritage assets.

Further to two queries raised during the site inspection:

1. The applicant envisages that all soil will be re-used on site. Members should also note pre-commencement conditions 5 and 6 which would require the applicant to provide further details on site waste prevention and soil management plan prior to any works commencing on site.
2. Rain gardens have been included in the drainage plan to accommodate for climate change measures, further details of which are provided in the Climate Change measure compliance checklist as supporting information. The applicant is amenable to providing water butts/additional collection measures as a condition.

NO CHANGE TO RECOMMENDATION

241510 - PROPOSED INSTALLATION AND OPERATION OF A RENEWABLE ENERGY GENERATION STATION COMPRISING GROUND-MOUNTED PHOTOVOLTAIC, INVERTER/TRANSFORMER UNITS, CONTROL ROOM, SUBSTATIONS, ONSITE GRID CONNECTION EQUIPMENT, SITE ACCESS, ACCESS GATES, INTERNAL ACCESS TRACKS, SECURITY MEASURES AND OTHER ANCILLARY INFRASTRUCTURE AT LAND AT STOKE EDITH, HEREFORD, HEREFORDSHIRE,

For: Anesco Ltd c/o agent per Mr Nick Pleasant, Fourth Floor, 2 Whitehall Quay, Leeds, LS1 4HR

ADDITIONAL REPRESENTATIONS

One additional representation received from a member of the public seeking clarification on the following two points;

1. The National Grid Connection for the site is currently shown at 16.3MWpeak capacity NOT 20MWpeak capacity. See [National Grid Electricity Distribution Embedded Capacity Register NGED ECR Dashboard June 2025 Excel download](#)
The Stoke Edith project is at Line 1599 column AR (Accepted to Connect Registered Capacity) 16.3MW peak onto the 66kV Dormington - Bromyard line that crosses the proposed site.
2. As a consequence of the above the claimed "benefits" of the proposed scheme will be significantly curtailed especially in the summer months during the daily maximum UK insolation. It is therefore highly likely that the Developer will propose an additional Battery Energy Storage System (BESS) to ensure maximum electrical power output to the grid from the scheme.

OFFICER COMMENTS

The planning consultant for the scheme has confirmed that the peak export capacity of the project as connected to the grid is 16.3MW as identified in the representation. This is the maximum amount of power the solar system will be able to provide to the grid at any one moment. The size of the project which is being proposed however is designed at 20.6MW. This is to ensure during times of cloudier weather and in the morning and evenings, the system still generates a good amount of power to keep exporting 16.3MW for longer. There will be some curtailment, but it will not be above 5% and therefore is deemed to be insignificant. This is identified as standard practice across solar developments to make the most use of the grid connection available.

The application does not include a BESS system on the site. If in the future any system is proposed it will be considered through the planning process, with all material planning considerations assessed.

CHANGE TO RECOMMENDATION

In line with the advice from the River Lugg Internal Drainage Board and Environment Agency the following condition is included in the recommendation to ensure access for maintenance:

A 9-metre easement to be measured from the top of the riverbank shall be maintained along the northern boundary at all times and kept clear for maintenance access.

Reason: To ensure access for maintenance equipment and personnel and to prevent obstructions that could impede the flow of water or hinder maintenance activities and to comply with Policies SD1 and SD3 of the Herefordshire Local Plan Core Strategy and the National Planning Policy Framework.

242911 - PROPOSED EXTENSIONS TO THE EXISTING PRIMARY SCHOOL TO PROVIDE 2 ADDITIONAL CLASSROOMS AND ASSOCIATED LEARNING RESOURCE AND SUPPORT SPACES, EXTENSION OF THE EXISTING CAR PARK AREA, RELOCATION OF 2 NO. STORAGE SHEDS, AND ASSOCIATED HARD AND SOFT LANDSCAPING AND BIODIVERSITY IMPROVEMENTS AT HAMPTON DENE PRIMARY SCHOOL, CHURCH ROAD, HEREFORD, HEREFORDSHIRE, HR1 1RT

For: Mrs Marshall per Mr Nathan Liu, DB3 Architecture and Design, 3rd Floor, 2 Callaghan Square, Cardiff, South Glamorgan, CF10 5BT

ADDITIONAL REPRESENTATIONS

Further to the publication of the report, the applicant has provided the following additional supporting information italicised below, together with a revised AMENDED Proposed Site Plan (received 1 July 2025) and an Arboricultural Impact Assessment & Method Statement:

“We have been notified that Hampton Dene School will have space for 214 (184+30) mainstream students and 64 (48+16) SENDs students.

Please see below calculations for BB103 and BB104:

Mainstream Soft Outdoor PE Area: 20 m² per student

Mainstream Hard Outdoor PE Area: Base area of 400 m² with additional 1.5 m² per student

SENDs Soft Outdoor PE Area: Base area of 2800 m² with additional 7.5 m² per student

SENDs Hard Outdoor PE Area: Base area of 400 m² with additional 1.5 m² per student

To calculate the required proposed soft and hard outdoor PE areas for Hampton Dene School:

Soft Outdoor PE Area: $(20 \times 214) + (7.5 \times 64) = 4760 \text{ m}^2$ (base area for SENDs provisions is included within the area required for mainstream school)

Hard Outdoor PE Area: $(400 + 1.5 \times 214) + (400 + 1.5 \times 64) = 721 \text{ m}^2$ (both provisions have a base area requirement)

At the moment, the proposed Hampton Dene Primary School would have the following provisions:

Available Soft Outdoor PE Area: 8097 m²

Available Hard Outdoor PE Area: 949 m²

As per our calculations, we would have more than the required areas for both soft and hard outdoor PE areas. We have included a site plan to illustrate the current available outdoor PE areas.”

The above has been shared and reviewed by Sport England, who provide the following updated response received on 1 July 2025:

“Thanks for the below as discussed there were two elements which we sought further information on and there remains no clarity as to whether there remains the capacity to

accommodate 2no U9/10s (61x43m) football pitches on the retained playing field site. This would be helpful for Sport England to reconsider its position.”

OFFICER COMMENTS

Given the timescales, it has not been possible for the applicant to provide a further amended plan in response to the further comments of Sport England. The proposed loss of playing fields is however discussed extensively from 6.12 to 6.23 of the officer report and the amended site plan does not change the views reached by officers in terms of tension with policy on this point.

The received Arboricultural Impact Assessment and Method Statement includes a Tree Protection Plan which is in relation to the proposed temporary access required onto Hampton Dene Road during the construction phase of the development. This has been reviewed by officers and is viewed to be appropriate. Accordingly, Condition 5 as proposed in the officer recommendation can be amended to effectively implement the Tree Protection Plan and recommendations of the report to be maintained throughout the duration of the works.

For information, the current shortfall of SEND places across Herefordshire is 239.

CHANGE TO RECOMMENDATION

The consultation period has now expired and since no further comments have been received, the wording of the recommendation has been changed accordingly. Furthermore, considering recent exchanges, it is possible that Sport England may remove their objection, and, in this case, the recommendation has been amended to avoid any unnecessary notification to the Secretary of State should this occur.

The Planning & Regulatory Committee resolve to approve the proposal subject to the following list of conditions and any other further conditions considered necessary by officers named in the scheme of delegation to officers and that the application is referred to the Secretary of State under the Town and Country Planning (Consultation) (England) Direction 2024.

Unless Sport England subsequently remove their objection, the Local Planning Authority shall not grant planning permission until the expiry of a period of 21 days beginning with the date which the Secretary of State tells the authority in writing they have received notification and if, before the expiry of the 21 day period, the Secretary of State has notified the authority that they do not intend to issue a direction under section 77 of the Town and Country Planning Act 1990 in respect of that application, the local planning authority may determine the application.

Condition 5, as set in the officer report, to be replaced with the following condition:

5. The tree protection plan and recommendations, as set out in the Arboricultural Impact Assessment & Method Statement dated February 2025 by Mackley Davies Associated Ltd, shall be implemented on-site and maintained throughout the duration of the construction phase until the development is completed.

Reason: To ensure that that the development does not have an adverse effect on the character and appearance of the area, ensuring arbiocultural features are protected and conforms with Policies LD1 and LD3 of the Herefordshire Local Plan – Core Strategy in relation to landscape character, visual amenity and green infrastructure and the National Planning Policy Framework.

PLANNING and REGULATORY COMMITTEE

4 July 2025

PUBLIC SPEAKERS

APPLICATIONS RECEIVED

Ref No.	Applicant	Proposal and Site	Application No.	Page No.
6	Ms Price per Mr Geraint John	Proposed residential development of 8 no. dwellings with associated access, parking and landscaping at LAND SOUTH EAST OF GREYHOUND CLOSE, LONGTOWN, HEREFORD, HEREFORDSHIRE	240468	35
<div> <div>PARISH COUNCIL</div> <div>OBJECTOR</div> <div>SUPPORTER</div> </div> <div> <div>MR COOK (Longtown Parish Council)</div> <div>MR ARTHUR (Local resident)</div> <div>MR JOHN (Applicant's agent)</div> </div>				
7	Anesco Lt c/o agent per Mr Nick Pleasant	Proposed installation and operation of a renewable energy generation station comprising ground-mounted photovoltaic, inverter/transformer units, control room, substations, onsite grid connection equipment, site access, access gates, internal access tracks, security measures and other ancillary infrastructure at LAND AT STOKE EDITH, HEREFORD, HEREFORDSHIRE	241510	101
<div> <div>PARISH COUNCIL</div> <div>OBJECTOR</div> <div>SUPPORTER</div> </div> <div> <div>MRS FENTON (Weston Beggard Parish Council)</div> <div>MR BREEZE (Local resident)</div> <div>MR CLEMENTS (Applicant)</div> </div>				
8	Bloor Homes Western per Mr George Elston-Bates	Proposed erection of 31 no. key worker dwellings, including access from Clubtail Drive with associated infrastructure and landscaping at LAND OFF CLUBTAIL DRIVE, HOLMER, HEREFORD	243045	145
<div> <div>OBJECTOR</div> <div>SUPPORTER</div> </div> <div> <div>MR HUBBARD (local resident)</div> <div>MR RAWLINGS (Applicant's agent)</div> </div>				

9	Mrs Marshall per Mr Nathan Liu	Proposed extensions to the existing primary school to provide 2 additional classrooms and associated learning resource and support spaces, extension of the existing car park area, relocation of 2 no. storage sheds, and associated hard and soft landscaping and biodiversity improvements at HAMPTON DENE PRIMARY SCHOOL, CHURCH ROAD, HEREFORD, HEREFORDSHIRE, HR1 1RT	242911	207
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No registered speakers