

Minutes of the meeting of Planning and Regulatory Committee held at Herefordshire Council Offices, Plough Lane, Hereford, HR4 0LE on Wednesday 7 May 2025 at 10.00 am

Present: Councillor Terry James (chairperson)

Councillors: Polly Andrews, Bruce Baker, Jacqui Carwardine, Simeon Cole,
Dave Davies, Matthew Engel, Catherine Gennard, Stef Simmons,
Charlotte Taylor, Richard Thomas and Mark Woodall

Officers: Development Manager Majors Team, Highways Adviser and Legal Adviser

63. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Clare Davies and Peter Hamblin.

64. NAMED SUBSTITUTES (IF ANY)

There were no named substitutes.

65. DECLARATIONS OF INTEREST

There were no declarations of interest.

66. MINUTES

A correction to the minutes of the 9 April 2025 was raised. References to the prod required amendment to 'pod' in the recording of the consideration of application 243062.

RESOLVED: That the minutes of the meeting held on 9 April 2025 be approved.

67. 242157 - LAND AT ASHLEY FARM, GRAFTON COURT CLOSE, GRAFTON, HEREFORD, HEREFORDSHIRE

Councillor Jacqui Carwardine acted as the local ward member and Richard Thomas acted as the adjoining local ward member for the application below.

The principal planning officer provided a presentation on the application.

In accordance with the Council's constitution the local ward member spoke on the application. In summary, she explained that the development provided a valuable community asset for local families and children. The application was supported.

In accordance with the Council's constitution the adjoining local ward member (Wormside) spoke on the application. In summary, he explained that he supported the application.

In accordance with the council's constitution the adjoining local ward member (Redhill) provided a statement which was read to the committee. In summary, he explained that he supported the application which advanced the principle of inclusion in sport and the

local community. The addition of the floodlights would ensure that the facility could be used throughout the year and the application demonstrated how the development supported biodiversity and took account of climate change.

The committee debated the application. The committee felt that the application had addressed concerns regarding local wildlife with the provision of additional habitat. Concerns regarding the light spill from the floodlights and the concerns of the landscape officer had also been addressed.

The Development Manager and Highways Adviser provided clarification regarding the provision of car parking and access to the changing rooms.

The local ward member and adjoining ward member (Wormside) were given the opportunity to close the debate.

Councillor Bruce Baker proposed and councillor Stef Simmons seconded a motion to approve the application in accordance with the case officer's recommendation.

The motion was put to the vote and was carried unanimously.

RESOLVED:

That planning permission be granted subject to the following conditions and any other conditions considered necessary by officers named in the scheme of delegate to officers:

1 Time limit:

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2 Approved Drawings:

The development shall be carried out strictly in accordance with the approved plans:

- **Cabin and Container Location Plan: Dwg: PL120**
- **Cabin and Container Site Plan: Dwg: PL121**
- **Cabin and Container Floor Plans: Dwg: PL122**
- **Cabin and Container Elevations Plan: Dwg: PL123**
- **Site Location: Lighting and Cabins: Dwg: PL002**
- **Site Plan: Lighting and Cabins: Dwg: PL021**
- **Elevations: Dwg: MCA-MUK 3228-10**
- **Proposed Scheme: Dwg: MCA-MUK 3228-02 Rev C**
- **Proposed Pitch Layout: Dwg: MCA-MUK 3228-03 Rev B**
- **Lighting Impact-02 Vertical a2407-01**
- **Lighting Impact-01 Horizontal a2407-01**

except where otherwise stipulated by conditions attached to this permission.

Reason. To ensure adherence to the approved plans in the interests of a satisfactory form of development and to comply with Policy SD1 of the Herefordshire Local Plan – Core Strategy [and the National Planning Policy Framework].

3 Colours of floodlight columns and storage building:

The floodlight columns hereby approved shall be powder coated prior to their installation in dark green (RAL 6007) or an alternative colour which has been submitted to and approved in writing by the Local Planning Authority. Details of the RAL colour for the storage building shall also be submitted to and approved in writing by the Local Planning Authority. Thereafter the columns and container shall be retained in that colour.

Reason: To safeguard and enhance the character and amenity of the area in order to conform with policies SS6, LD1 and LD3 of the Herefordshire Local Plan and the National Planning Policy Framework

4 Hours of use of Floodlights:

The floodlights hereby approved shall not be illuminated outside the following times: 15:30 to 22:00 hours on any day.

Reason: To minimise the impact of the floodlights and protect the residential amenities of nearby dwellings in accordance with policies SS6 and SD1 of the Herefordshire Local Plan – Core Strategy and requirements of the National Planning Policy Framework.

5 Surface Water:

Surface water flows from the development shall only communicate with the public (combined sewer / surface water sewer) through an attenuation device that discharges at a rate not exceeding 2l/s.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment as requested by Welsh Water.

INFORMATIVES:

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations. Negotiations in respect of matters of concern with the application (as originally submitted) have resulted in amendments to the proposal. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. The Authority would advise the applicant (and their contractors) that they have a legal Duty of Care as regards wildlife protection. The majority of UK wildlife is subject to some level of legal protection through the Wildlife & Countryside Act (1981 as amended) and the Habitats and Species Regulations (2019 as amended), with enhanced protection for special “high status protected species” such as all Bat species, Great Crested Newts, Otters, Dormice, Crayfish and reptile species that are present and widespread across the County. All nesting birds are legally protected from disturbance at any time of the year. Care should be taken to plan work and at all times of the year undertake the necessary

precautionary checks and develop relevant working methods prior to work commencing. If in any doubt it advised that advice from a local professional ecology consultant is obtained. If any protected species or other wildlife is found or disturbed during works then all works should stop and the site made safe until professional ecology advice and any required 'licences' have been obtained. Any additional lighting should fully respect locally dark landscapes and associated public amenity and nature conservation interests

3. The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

In accordance with National Planning Policy Framework (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements

The meeting ended at 11.41 am

Chairperson