

PLANNING COMMITTEE

Date: 6 September 2023

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

220646 - Proposed Extension of Turnpike Traveller Site

Turnpike Caravan Site, Pembridge, Herefordshire, HR6 9JZ

For: Mr Jones per Mr Owen Fry, Shiretown House, 41-43 Broad Street, Hereford, Herefordshire, HR4 9AR

ADDITIONAL REPRESENTATIONS

No additional representations have been received from members of the public.

Following the publication of the Officer Report, the Applicant's Agent has provided the following comments as points of clarification in relation to the site's waste management arrangements and provision for renewable / low carbon energy:

Waste management: In some comments from the Parish Council and objectors concern was raised regarding waste management and litter. The bin collection point is located within the site for the proposed units, it will be within the tenancy agreements for residents on the new and existing sites that residents must store their bins on their own plot, and that bins must only be put in designated collection area for collection. Further to this the site will be managed in accordance with a waste management policy. By preventing bins from being stored permanently on roadsides, the risk of litter is reduced and the visual impact of the bin stores is significantly reduced.

Electric vehicle charging points – The infrastructure to allow EV charging points to be installed is included as part of the refurbishment. The infrastructure is also available on site for the provision of solar panels in future and tenants wishing to install this will have the ability to do so.

Officers have also received information from the local ward Councillor, Roger Phillips, regarding traffic movements associated with businesses using the Torvale Industrial Estate Road. In summary the information provided by Kingspan suggests that the number of HGV movements using the private road could increase to around 350 per day. The accompanying email which is understood to have been sent to all Councillors suggests that this would represent a highway safety risk. The detailed table of traffic movements is included in full at **Appendix A**.

OFFICER COMMENTS

The arrangements for waste are noted. Confirmation of the exact arrangements and ongoing implementation of these will be secured via the Site Management Plan under Condition 8.

With regards to EV charging points, the intention to provide these is noted. An additional condition is recommended to secure full details of the EV points (and any other renewable or low carbon energy infrastructure) prior to the first occupation of the development.

In relation to the data received regarding traffic levels on the Torvale Industrial Estate road, the original source for this information is not provided and no methodology is included to clarify how the reported traffic movements have recorded and modelled. As such, Officers are unable to make any informed assessment of its accuracy or relevance. Notwithstanding

this, Officers would consider that the traffic generation associated with the development proposed is minimal relative to existing movements and the scheme would not lead to a significant uplift in traffic which could not be safely accommodated within the capacity of the highway network.

CHANGE TO RECOMMENDATION

Additional condition recommended as follows:

Prior to the first occupation of the development hereby approved, details of the proposed scheme of electric vehicle (EV) charging points and any other renewable / low carbon energy generation proposed shall be submitted to the Local Planning Authority for written approval. The information shall include details of the number, type/specification and location of all electric vehicle charging points to be provided. The approved scheme of measures shall be implemented prior to the first occupation of the development and thereafter maintained in perpetuity.

Reason: To address the requirements policies in relation to climate change SS7, MT1 and SD1 of the Herefordshire Local Plan Core Strategy, policy PEM14 of the Pembridge Neighbourhood Development Plan, to assist in redressing the Climate Emergency declared by Herefordshire Council and to accord with the provisions at paragraphs 108 and 110 of the National Planning Policy Framework.

Appendix A

Private Access to Shobdon Airfield Ind Est Analysis of Short Medium Term Traffic Flows

| Business | Annual | | | Days per Week | Average per day | Goods Vehicle | | To/From | | Peak per day |
|-----------------------|-----------|------------|----------------|---------------|-----------------|---------------|-----|--------------|-----------|--------------|
| | Movements | 1 or 2 way | Vehicle Passes | | | %age | Nr | Milton Cross | Pembridge | |
| <u>Constant Flow</u> | | | | | | | | | | |
| Kingspan | 122,500 | 1 | 122,500 | 7 | 350 | 100% | 350 | 350 | 0 | 350 |
| Powell & Co | 5,980 | 2 | 11,960 | 5 | 46 | 65% | 30 | 30 | 16 | 46 |
| MAC Industries | 2,250 | 2 | 4,500 | 5 | 17 | 24% | 4 | 13 | 4 | 17 |
| Quarry | 5,000 | 2 | 10,000 | 5 | 38 | 95% | 36 | 36 | 2 | 38 |
| <u>Variable</u> | | | | | | | | | | |
| Craven Grain | 2,766 | 2 | 5,532 | 5 | 21 | 81% | 17 | 17 | 4 | 101 |
| Corbett Farms | 2,500 | 2 | 5,000 | 5 | 19 | 100% | 19 | 19 | 0 | 102 |
| Eckley Poultry Houses | 1,500 | 2 | 3,000 | 5 | 12 | 75% | 9 | 6 | 6 | 70 |
| R Edwards & Co | 375 | 2 | 750 | 5 | 3 | 100% | 3 | 3 | 0 | 25 |
| Herefordshire Biogas | 8,694 | 2 | 17,388 | 6 | 56 | 96% | 54 | 54 | 2 | 130 |
| Shobdon Football Club | 3,600 | 2 | 7,200 | 3 | 46 | 0% | - | 23 | 23 | 70 |
| | | | 187,830 | | 609 | | 522 | 552 | 57 | 950 |

192515 - Application for approval of Reserved Matters following outline approval. (160581 - Proposed site for the erection of 5 no. Four bedroom dwellings).

Balance Farm, Titley, Kington, HR5 3RL

For: Ms Vaughan per Mr Matt Tompkins, 10 Grenfell Road, Hereford, Herefordshire, HR1 2QR

OFFICER COMMENTS

Members will note that the Officer recommendation of approval is dependent on the completion of a Section 106 agreement to secure the purchase of Phosphate Credits. In purchasing these credits, the Applicant will be funding the delivery of the Council's integrated wetland project which will mitigate for the effects of the proposed development and deliver net betterment to the River Lugg / River Wye SAC – thus achieving 'Nutrient Neutrality' and allowing for a positive assessment to be completed under the Conservation of Habitats and Species Regulations 2017.

Officers are however cognisant of the announcement made at a national level by the Department for Levelling Up, Housing and Communities on 29th August 2023. In essence, this announcement introduced amendments to be made to the Levelling Up and Regeneration Bill which will remove the restrictions for 'nutrient neutrality' to be demonstrated in relevant catchments. The press release for the announcement can be viewed here:

<https://www.gov.uk/government/news/100000-more-homes-to-be-built-via-reform-of-defective-eu-laws>

At the current point in time, the Bill remains in draft form, needing to complete passage through the House of Lords before final amendments and then Royal Assent. It may therefore still be subject to change as part of this process and hence the full implications of the proposed amendments upon the need to demonstrate 'nutrient neutrality' (and the procedural mechanisms that may be associated with this) are not yet clear.

As such, Members are advised that the Council is continuing with the trading of Phosphate Credits for qualifying applications in order to achieve Nutrient Neutrality until further notice. The Applicant for the current proposal has been contacted in light of the recent announcements from Government and has confirmed that they remain committed to the purchase of credits, as per the Officer Report.

Notwithstanding this, an amendment is made to the Officer recommendation in order to give some flexibility to pursue alternative approaches should the progression of the Bill provide a way forward which allows for nutrient neutrality to be achieved without the purchase of credits being necessary. The previous recommendation and proposed change are set out below:

Previous Recommendation:

That subject to the completion of a Section 106 Town & Country Planning Act (1990) obligation agreement to secure the purchase of Phosphate Credits sufficient to mitigate for the effects of the development upon the River Lugg / River Wye SAC, approval of Reserved

Matters be granted subject to the conditions below and any other further conditions considered necessary by Officers named in the Scheme of Delegation

CHANGE TO RECOMMENDATION

That subject to the completion of a Section 106 Town & Country Planning Act (1990) obligation agreement to secure the purchase of Phosphate Credits sufficient to mitigate for the effects of the development upon the River Lugg / River Wye SAC **(or subject to any other mechanism considered appropriate by Officers which allows for a positive assessment to be completed in accordance with the Conservation of Habitats and Species Regulations 2017)**, approval of Reserved Matters be granted subject to the conditions below and any other further conditions considered necessary by Officers named in the Scheme of Delegation.