

## **Minutes of the meeting of Planning and Regulatory Committee held at Conference Room 1 - Herefordshire Council, Plough Lane Offices, Hereford, HR4 0LE on Friday 4 July 2025 at 10.00 am**

**Present:** Councillor Terry James (chairperson)  
Councillor Clare Davies (vice-chairperson)

**Councillors:** Polly Andrews, Bruce Baker, Jacqui Carwardine, Simeon Cole,  
Dave Davies, Elizabeth Foxton, Peter Hamblin, Liz Harvey, Stef Simmons,  
John Stone, Richard Thomas and Mark Woodall

**In attendance:** Councillors Cornthwaite, Engel and Lester

**Officers:** Legal Adviser, Development Manager and Highways Adviser

### **7. APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Catherine Gennard and Charlotte Taylor.

Councillor Matthew Engel participated in the meeting as a local ward member (application 240468) only.

### **8. NAMED SUBSTITUTES (IF ANY)**

Councillor Elizabeth Foxton acted as a substitute for Councillor Taylor

Councillor Justine Peberdy acted as a substitute for Councillor Gennard

Councillor Harvey acted as a substitute for Councillor Engel.

### **9. DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **10. MINUTES**

**RESOLVED:** That the minutes of the meeting held on 4 June 2025 be approved.

### **11. 240468 - LAND SOUTH EAST OF GREYHOUND CLOSE, LONGTOWN, HEREFORD, HEREFORDSHIRE (PAGES 29 - 30)**

The senior planning officer provided a presentation on the application and the updates/representations received following the publication of the agenda.

In accordance with the criteria for public speaking, Mr. Cook, spoke on behalf of Longtown Parish Council, Mr Arthur, local resident, spoke in objection to the application and Mr John, applicant's agent, spoke in support.

In accordance with the council's constitution the local ward member spoke on the application. In summary, he explained that the application was set in a sensitive and

beautiful landscape and proposed housing that was of an inappropriate scale. The proposed development followed a number of unsuitable developments in the village. The Longtown neighbourhood development plan (NDP) was open to new housing but was keen that provision should be provided locally for old and young people. The houses proposed in the application were of a scale and density that would impact upon views of Hatterall Ridge which posed an unacceptable impact on the landscape. Longtown was disadvantaged in that it did not have adequate supply of bungalows for old people or affordable homes for young residents. It was recognised that an earlier application for the site was rejected and dismissed at appeal, based on the scale and mix of the houses proposed. The application had been amended to reduce the number of three and four bedroom units in the proposal but there was still an inadequate proportion of smaller houses proposed. The density of housing proposed in the application was excessive with the majority of the space given over to the larger three bedroom houses. The six smaller houses were provided with only a third of the existing space on the site. Longtown was adversely affected by problems with water including: a wastewater treatment works that was 50 years old; flooding; and fluctuating water pressure. The addition of further houses would place a greater burden upon the water infrastructure locally and a holistic resolution to water problems in the locality was required which should be conditioned as part of all local planning applications. The parish council had unanimously objected to the application. A change to the application to provide more 2 bedroom houses on the site would overcome the problems of excessive housing density. The application would have an unacceptable impact on existing properties and did not respond to local needs as required by the national planning policy framework.

The committee debated the application. There was division among the members of the committee regarding the acceptability of the application.

It was the contention of some members that the application did not provide the type of houses required in Longtown and the development would put an unacceptable impact on the local wastewater infrastructure.

It was the contention of other members of the committee that the applicant had changed the housing mix of the application following the dismissed appeal and without a five year land housing supply the application was tilted in favour of approval. It was noted that the site was earmarked for housing and the application was a compromise with a better housing mix than previously proposed.

It was felt that to mitigate the impact of the development on local water courses and flooding a condition should be added to the permission to ensure that rainwater harvesting provision was established on site.

The development manager provided the following clarification:

- there had been no objections from Welsh Water to the application and the ecologist had considered the outfall from the site and raised no objection. Concerns about drainage from the site and impact on the local wastewater infrastructure had not been supported by the statutory undertaker;
- during the appeal the planning inspector had focused on housing mix as a sole reason for the dismissal of the appeal but had been satisfied with other planning matters such as water infrastructure and highway; such technical planning issues would be problematic to cite as reasons for the refusal of the application. Other matters such as impact on residential amenity, landscape impact and local heritage assets could be identified as reasons for refusal as this was a materially different application; and
- it was confirmed that a further condition for rainwater harvesting could be added to the permission.

The local ward member was given the opportunity to close the debate. In summary, he explained that it was accepted locally that the site would be developed however the current application would have unacceptable impacts on existing residents by removing their views of the landscape and the housing mix did not represent the needs of the local community.

Councillor Bruce Baker proposed and councillor Polly Andrews seconded a motion to approve the application with the addition of a condition for rainwater harvesting.

The motion was put to the vote and was carried by a simple majority.

## **RESOLVED:**

**That planning permission be granted subject to the following conditions, the addition of a condition for rainwater harvesting and any other further conditions considered necessary by officers named in the scheme of delegation to officers:**

## **CONDITIONS**

### **Standard Conditions**

1. 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. The development hereby approved shall be carried out strictly in accordance with the following list of approved plans, except where otherwise stipulated by conditions attached to this permission:

1001 REV B (Location Plan)  
1102 REV L (Proposed Site Plan)  
1103 REV L (Site Plan)  
1201 REV B (House Type A – Plans)  
1202 REV A (House Type B – Plans)  
1203 (House Type C – Plans)  
1204 REV A (House Type D – Plans)  
1301 REV D (House Type A – Elevations)  
1302 REV C (House Type B – Elevations)  
1303 REV D (House Type C – Elevations)  
1304 REV C (House Type D – Elevations)  
18484\_500 REV.03 (Drainage Strategy)  
18484\_501 REV. 02 (Foul Drainage Connection Plan)

**Reason: To ensure adherence to the approved plans and to protect the general character and amenities of the area in accordance with the requirements of Policies SD1 and LD1 of the Herefordshire Local Plan – Core Strategy, Policies LGPC1 and LGPC2 of the Longtown Group Neighbourhood Development Plan and the National Planning Policy Framework.**

3. During the construction phase, no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times: Monday-Friday 7.00 am-6.00 pm, Saturday 8.00 am-1.00 pm nor at any time on Sundays, Bank or Public Holidays.

**Reason: To protect the amenity of local residents and to comply with Policy SD1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.**

#### **Pre-Commencement Conditions**

- 4. Before any works approved under this planning permission commences, works to improve and upgrade the existing public water supply system shall be completed and written confirmation of this shall be submitted to the Local Planning Authority for written approval.**

**Reason:** To prevent further hydraulic overloading of the public potable water supply network, to protect the health and safety, in accordance with Policies SS6, LD2, SD3 and SD4 of the Herefordshire Local Plan – Core Strategy, Policy LGPC14 of the Longtown Group Neighbourhood Development Plan and the National Planning Policy Framework.

- 5. No works, including any site clearance or materials brought onto site, shall take place until details and location of the following have been submitted to and approved in writing by the local planning authority, and which shall be operated and maintained during construction of the development hereby approved:**

- A method for ensuring mud is not deposited onto the Public Highway;**
- Construction traffic access location;**
- Parking for site operatives;**
- Construction Traffic Management Plan;**
- Siting of site office/compound/storage area;**
- Tree/hedgerow protection; and**
- Soil management plan**

**The development shall be carried out in accordance with the approved details for the duration of the construction of the development.**

**Reason:** In the interests of highway safety and to conform to the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy, Policy LGPC8 of the Longtown Group Neighbourhood Development Plan and the National Planning Policy Framework.

- 6. No development, including any site clearance or groundworks, shall take place until details of a site waste prevention plan and management measures has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.**

**Reason:** The treatment/handling of any site waste is a necessary initial requirement before any groundworks are undertaken in the interests of pollution prevention and efficient waste minimisation and management so as to comply with Policy SD1 of the Herefordshire Local Plan – Core Strategy, Policy SP1 of the Herefordshire Minerals and Waste Local Plan and the National Planning Policy Framework.

#### **Pre-Occupancy or other stage conditions**

- 7. With the exception of any site clearance as shown on the approved plans, no further works shall take place until visibility splays, and any associated set back splays at 45 degree angles shall be provided from a point 0.6 metres above ground level at the centre of the access to the application site and 2.4 metres back from the nearside edge of the adjoining carriageway (measured perpendicularly) for a distance of 23m metres in each direction along the nearside edge of the adjoining carriageway. Nothing shall be planted,**

erected and/or allowed to grow on the triangular area of land so formed which would obstruct the visibility described above.

**Reason:** In the interests of highway safety and to conform to the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy, Policies LGPC1, LGPC2 and LGPC8 of the Longtown Group Neighbourhood Development Plan and the National Planning Policy Framework.

8. With the exception of site clearance, formation of visibility splays and groundworks, no further development shall take place until manufacturers details or samples pertaining to the following matters have been submitted to and approved in writing by the Local Planning Authority:

- Roof materials to be used externally;
- Wall materials to be used externally;
- Materials to be used externally on all windows and doors;
- Details (i.e. location, design and appearance – including stain colour of any timber fencing) of all means of enclosure (i.e. gates, walls, fencing and other means of enclosure); and
- Details of all rainwater goods (i.e. design, profile, material & colour).

The development shall be carried out in accordance with the approved details.

**Reason:** To ensure a satisfactory appearance to the development and to ensure a quality development, in accordance with policies SS6, LD1 and SD1 of the Herefordshire Local Plan Core Strategy 2011-2031, Policies LGPC1, LGPC2, LGPC10 and LGPC13 of the Longtown Group Neighbourhood Development Plan and the National Planning Policy Framework.

9. All parts of the approved development which are to be of stonework shall be of a local stone, properly coursed, laid on its natural bed in a mortar. The details of the stone, coursing details and mortar shall be submitted to and approved in writing by the local planning authority prior to the commencement of any works to the stonework.

The works shall be carried out in accordance with the approved details and completed prior to first occupation of the relevant dwellinghouses.

**Reason:** In the interests of conserving the character of the building so as to ensure that the development complies with the requirements of Policies SD1, LD1 and LD4 of the Herefordshire Local Plan – Core Strategy, Policies LGPC1, LGPC2, LGPC10 and LGPC13 of the Longtown Group Neighbourhood Development Plan and the National Planning Policy Framework.

10. Notwithstanding the details which have been provided to date, with the exception of any site clearance, formation of visibility splays and groundworks, no further development shall take place until an enhanced landscaping scheme is submitted to and approved in writing by the local planning authority. The landscaping scheme shall include a scaled plan identifying:

- a) All proposed new planting, accompanied by a written specification setting out; species, size, quantity, density with cultivation details; and
- b) All proposed hardstanding, paving and boundary treatments.

The approved details shall subsequently be implemented as follows in

accordance with the following timescales:

- All new soft landscaping boundary treatment planting and new 'orchard' planting shall be carried out in the first planting season following the approval of the landscaping details.
- All hard landscaping shall be completed prior to first occupation of each dwellinghouse.
- All other planting, seeding or turf laying in the approved landscaping scheme, unless otherwise specified above, shall be carried out in the first planting season following the occupation of the first dwellinghouse or the completion of the development, whichever is the sooner.

Any trees or plants which die, are removed or become severely damaged or diseased within 10 years of planting will be replaced in accordance with the approved plans.

Reason: Having regard to the submitted details to date, an enhanced landscaping scheme is necessary to safeguard and enhance the character and amenity of the area including streetscene. Additionally, to ensure implementation of the landscape scheme approved by local planning authority in order to conform with policies SS6, LD1 and LD3 of the Herefordshire Local Plan - Core Strategy, Policies LGPC1, LGPC2, LGPC10 and LGPC13 of the Longtown Group Neighbourhood Development Plan and the National Planning Policy Framework.

11. Prior to relevant works commencing in relation to foul and surface water drainage arrangements, details pertaining to the following matters shall be submitted to and approved in writing by the Local Planning Authority:
- Detailed design/construction drawings of the proposed surface water and foul water drainage systems and proposed features;
  - Full network calculations to demonstrate that the proposed surface water drainage system has been designed to prevent the surcharging of any below ground drainage network elements in all events up to an including the 1 in 2 annual probability storm event; and
  - Confirmation that the adoption and maintenance of the foul drainage system has been agreed with Welsh Water.

The development shall be carried out in accordance with the approved details together with the details agreed in the Drainage Strategy Report (DSR) REF: 18484-DSR Revision 3 dated 31 March 2025, and drawing numbers 18484\_500 REV.03 (Drainage Strategy) and 18484\_501 REV. 02 (Foul Drainage Connection Plan) prior to first occupation of the dwellinghouses hereby approved and thereafter maintained as such for the lifetime of the development, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure satisfactory drainage arrangements, in accordance with policies SD3 and SD4 of the Herefordshire Local Plan – Core Strategy 2011-2031, Policy LGPC14 of the Longtown Group Neighbourhood Development Plan and the National Planning Policy Framework.

12. Prior to first occupation of each dwellinghouse, the related areas for car parking shall be laid out within the curtilage of such dwellinghouse, in accordance with the approved plans pursuant to Condition 2. The car parking areas shall be properly consolidated, surfaced and drained, in accordance with further details to be submitted to and approved in writing by the Local Planning Authority and completed prior to first occupation of each dwellinghouse. Once first occupied, the car parking areas shall not, thereafter, be used for any other purpose other than the parking of vehicles.

**Reason:** In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway and to conform to the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy, Policy LGPC8 of the Longtown Group Neighbourhood Development Plan and the National Planning Policy Framework.

13. Prior to first occupation of the development, a scheme demonstrating measures for the efficient use of water for each dwellinghouse approved under this permission, as per the optional technical standards contained within Policy SD3 of the Herefordshire Local Plan - Core Strategy, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and completed prior to first occupation of each dwellinghouse.

**Reason:** To ensure compliance with Policies SS7, SD3 and SD4 of the Herefordshire Local Plan Core Strategy, Policy LGPC14 of the Longtown Group Neighbourhood Development Plan and the National Planning Policy Framework.

14. Works in relation to the provision of road and drainage infrastructure shall not commence until the following details are submitted to and approved in writing by the local planning authority:

- Surface finishes
- Drainage details
- Future maintenance arrangements

The development shall be carried in accordance with the approved details and completed prior to the first occupation of each dwellinghouse hereby permitted unless an alternative delivery / completion schedule is submitted to and approved in writing by the Local Planning Authority). Thereafter, these shall be maintained in accordance with the approved details.

**Reason:** To ensure an adequate and acceptable means of access is available before the dwelling or building is occupied and to conform to the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy, Policy LGPC8 of the Longtown Group Neighbourhood Development Plan and the National Planning Policy Framework.

15. The construction of the vehicular access shall be carried out in accordance with a detailed specification to be submitted to and approved in writing by the local planning authority, prior to relevant works commencing, at a gradient not steeper than 1 in 12. The approved details shall thereafter be implemented and completed prior to first occupation of the development hereby permitted.

**Reason:** In the interests of highway safety and to conform to the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy, Policy LGPC8 of the Longtown Group Neighbourhood Development Plan and the National Planning Policy Framework.

16. Prior to the first occupation of each dwellinghouse on the site hereby approved, the driveways and/or vehicular turning areas shall be consolidated and surfaced at a gradient not steeper than 1 in 8. Private drainage arrangements must be made to prevent run-off from the driveway discharging onto the highway.

**Details of the driveway, vehicular turning area and drainage arrangements shall be submitted to and approved in writing by the local planning authority prior to relevant commencement of any works in relation to the driveway/vehicle turning area.**

**The development shall be carried in accordance with the approved details and completed prior to the first occupation of each dwellinghouse hereby permitted unless an alternative delivery / completion schedule is submitted to and approved in writing by the Local Planning Authority). Thereafter, these shall be maintained in accordance with the approved details.**

**Reason: In the interests of highway safety and to conform to the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy, Policy LGPC8 of the Longtown Group Neighbourhood Development Plan and the National Planning Policy Framework.**

- 17. Construction of highway works proposed for adoption shall not begin until details of such works have been submitted to and approved in writing by the Local Planning Authority, following the completion of the technical approval process by the Local Highway Authority.**

**No dwellinghouse shall be occupied until the approved works have been constructed in accordance with the approved details.**

**Reason: To ensure the safe and free flow of traffic on the highway and to conform to the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy, Policy LGPC8 of the Longtown Group Neighbourhood Development Plan and the National Planning Policy Framework.**

- 18. Prior to first occupation of the first dwellinghouse, details of a scheme for the provision of covered and secure cycle parking facilities within the curtilage of each dwellinghouse approved under this permission shall be submitted to the Local Planning Authority for their written approval.**

**The covered and secure cycle parking facilities shall be provided in accordance with the approved details and made available for use upon the first occupation of each residential dwelling and thereafter maintained.**

**Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy and to conform to the requirements of Policies SS4, SS7, SD1 and MT1 of Herefordshire Local Plan – Core Strategy, Policies LGPC1 and LGPC8 of the Longtown Group Neighbourhood Development Plan and the National Planning Policy Framework.**

- 19. No works in relation to any of the specified highways works shall begin until further details of the drop crossing point on the C1203, as shown on Drawing Number: 1102 REV L (Proposed Site Plan), have been submitted to and approved by the Local Planning Authority in writing, following the completion of the technical approval process by the Local Highway Authority. No dwellinghouse shall be occupied until the scheme has been constructed in accordance with the approved details.**

**Reason: To enhance pedestrian connectivity, improve highway and pedestrian safety, improve active travel modes and to conform to the**



requirements of Policies SS4 and MT1 of Herefordshire Local Plan – Core Strategy, Policy LGPC8 of the Longtown Group Neighbourhood Development Plan and the National Planning Policy Framework.

20. Prior to first occupation of any dwellinghouse approved under this permission, evidence of the suitably placed installation on the approved dwellings, or on other land under the applicant's control, of a minimum of EIGHT bird nesting, EIGHT bat roosting features of mixed types and ONE hedgehog home (per dwelling) with hedgehog highways through all impermeable boundary features shall be submitted to and approved in writing by the local planning authority; and shall be maintained hereafter as approved, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure Biodiversity Net Gain as well as species and habitats enhancement having regard to the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019' (the 'Habitats Regulations'), Wildlife and Countryside Act 1981, National Planning Policy Framework, NERC Act (2006), Herefordshire Local Plan - Core Strategy policies LD1, LD2 and LD3 and Policies LGPC1, LGPC2 and LGPC10 of the Longtown Group Neighbourhood Development Plan.

#### **On-going Compliance Conditions**

21. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

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, in accordance with Policies SS6, LD2, SD3 and SD4 of the Herefordshire Local Plan – Core Strategy, Policy LGPC14 of the Longtown Group Neighbourhood Development Plan and the National Planning Policy Framework.

22. At no time shall any external lighting, except low power (corrected colour temperature not exceeding 2700K and brightness of 500 lumens or less), 'warm-white' LED lighting on directional down-lighters only with 0 degree tilt angle and 0% upward light ratio and controlled by means of a PIR sensor with a maximum overrun time of 1 minute, that is directly required in relation to the immediate safe use of the dwelling and garage, shall be installed or operated throughout the application site, unless otherwise agreed in writing with the Local Planning Authority. No permanently illuminated external lighting shall be operated at any time within the application site, without the written approval of the local planning authority. All lighting shall be maintained thereafter in accordance with these details with all lighting installed demonstrating compliance with latest best practice guidance relating to lighting and protected species-wildlife available from the Institution of Lighting Professionals.

Reason: To ensure that all species and local intrinsically dark landscapes are protected having regard to The Conservation of Habitats and Species Regulations 2017, as amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019' (the 'Habitats Regulations'), Wildlife & Countryside Act (1981 amended); National Planning Policy Framework (2023), NERC Act (2006), Herefordshire Local Plan – Core Strategy policies SS1, SS6, LD1, LD2 and LD3 and Policy LGPC10 of the Longtown Group Neighbourhood Development Plan.

23. All foul water shall discharge through a connection to the local Mains Sewer network (Longtown Wastewater Treatment Works) and all surface water shall be managed through a Sustainable Drainage System (SuDS) within land under the applicant's control; unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to comply with The Conservation of Habitats and Species Regulations 2017, as amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019' (the 'Habitats Regulations'), National Planning Policy Framework, NERC Act (2006), Herefordshire Local Plan - Core Strategy policies SS1, SS6, LD2, SD3 and SD4 and Policies LGPC1 and LGPC14 of the Longtown Group Neighbourhood Development Plan.

24. Notwithstanding the provisions of article 3(1) and Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking or re-enacting that Order with or without modification), no development which would otherwise be permitted under Classes A, AA and E of Part 1 and Class A of Part 2 both of Schedule 2, shall be carried out.

Reason: In order to protect the character and amenity of the locality, enable re-assessment of impacts upon landscape character, visual amenity and heritage assets, to maintain the amenities of adjoining property and to comply with Policies SD1, LD1 and LD4 of the Herefordshire Local Plan – Core Strategy, Policies LGPC1, LGPC3, LGPC10 and LGPC13 of the Longtown Group Neighbourhood Development Plan and the National Planning Policy Framework.

#### **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 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 publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of [www.dwrcymru.com](http://www.dwrcymru.com) The applicant is also advised that some public sewers and lateral drains may not be recorded on 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 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 the National Planning Policy Framework, 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.

3. It is an offence under Section 148 of the Highways Act 1980 to allow mud or other debris to be transmitted onto the public highway. The attention of the applicant is drawn to the need to keep the highway free from any mud or other material emanating from the application site or any works pertaining thereto.
4. This permission does not authorise the laying of private apparatus within the confines of the public highway. The applicant should apply to Balfour Beatty (Managing Agent for Herefordshire Council) Highways Services, Unit 3 Thorn Business Park, Rotherwas, Hereford HR2 6JT, (Tel: 01432 261800), for consent under the New Roads and Streetworks Act 1991 to install private apparatus within the confines of the public highway. Precise details of all works within the public highway must be agreed on site with the Highway Authority. A minimum of 4 weeks notification will be required (or 3 months if a road closure is involved). Under the Traffic Management Act 2004, Herefordshire Council operate a notice scheme to coordinate Streetworks. Early discussions with the Highways Services Team are advised as a minimum of 4 weeks to 3 months notification is required (dictated by type of works and the impact that it may have on the travelling public). Please note that the timescale between notification and you being able to commence your works may be longer depending on other planned works in the area and the traffic sensitivity of the site. The Highway Service can be contacted on Tel: 01432 261800.
5. The developer is required to submit details of the layout and alignment, widths and levels of the proposed roadworks, which shall comply with any plans approved under this planning consent unless otherwise agreed in writing, together with all necessary drainage arrangements and run off calculations. It is not known if the proposed roadworks can be satisfactorily drained to an adequate outfall. Adequate storm water disposal arrangements must be provided to enable Herefordshire Council, as Highway Authority, to adopt the proposed roadworks as public highways. The applicant is, therefore, advised to submit the engineering and drainage details referred to in this conditional approval at an early date to the Senior Engineer, PO Box 236, Plough Lane, Hereford HR4 0WZ for assessment and technical approval. No works on the site of the development shall be commenced until these details have been approved and an Agreement under Section 38 of the Highways Act 1980 entered into.
6. No work on the site should commence until engineering details of the improvements to the public highway have been approved by the Highway Authority and an agreement under Section 278 of the Highways Act 1980 entered into. Please contact the Senior Engineer, PO Box 236, Plough Lane, Hereford HR4 0WZ to progress the agreement.
7. It is the responsibility of the developer to arrange for a suitable outfall or discharge point. It cannot be assumed that the highway drainage system can be used for such purposes.
8. The applicant's attention is drawn to the requirement for design to conform to Herefordshire Council's 'Highways Design Guide for New Developments' and 'Highways Specification for New Developments'.

9. **All applicants are reminded that attaining planning consent does not constitute permission to work in the highway. Any applicant wishing to carry out works in the highway should see the various guidance on Herefordshire Council's website:**

**[www.herefordshire.gov.uk/directory\\_record/1992/street\\_works\\_licence](http://www.herefordshire.gov.uk/directory_record/1992/street_works_licence)  
<https://www.herefordshire.gov.uk/info/200196/roads/707/highways>**

There was an adjournment at 10:57 a.m.; the meeting reconvened at 11:10 a.m.

**12. 241510 - LAND AT STOKE EDITH, HEREFORD, HEREFORDSHIRE (PAGES 31 - 32)**

The principal planning officer gave a presentation on the application and the updates/representations received following the publication of the agenda.

In accordance with the criteria for public speaking Mrs Fenton spoke on behalf of Weston Beggard Parish Council, Mr Breeze, local resident, spoke in objection to the application and Mr Clements, on behalf of the applicant, spoke in support.

In accordance with the council's constitution the local ward member spoke on the application. In summary, he explained there were significant local objections to the application and if approved it would contravene the neighbourhood development plan (NDP). Such a contravention of the NDP would undermine its worth and credibility. The application was recommended for approval due to the benefit to the environment but the site would have an adverse impact on the landscape. Yarkhill Parish Council and Weston Beggard Parish Council both objected to the application. The current application related to a site of almost 30 hectares. Recently a similar solar farm application had been refused on an area of 10 hectares. The application was refused as the proposal would install a number of uncharacteristic structures across the landscape. This was upheld on appeal due to the harmful impact on the landscape. The area in which the current application was proposed was already inundated with solar panels. The application did not represent the protection of the environment but rather an adverse impact on the environment and landscape.

Councillor Dave Davis left the meeting at 11:45 a.m.

The Committee debated the application. There was division among the members of the committee regarding the acceptability of the application.

It was the contention of some members that there was a need for the development to contribute towards energy security and the application site was in an ideal location with other solar farms nearby and access to National Grid infrastructure.

It was the contention of other members that the scale of the site was excessive and posed an unacceptable impact on the landscape. Furthermore, it was felt the application represented an inappropriate use of vital agricultural land required for food security.

The committee queried:

- whether conditions could be used to mitigate the impact of the development on the landscape, in particular the screening of the substation and inverter and the protection of the riverbank vegetation along the 9 metre easement to the north of the site;
- whether a noise impact assessment had been undertaken on the application; and
- whether concerns regarding the impact of the development on local heritage sites had been resolved;

- the temporary nature of the proposal and if measures were in place to ensure the development could be removed before the 40 years if it was no longer in use; and
- what assurance could be provided that the construction of the development didn't impact upon or increase surface water flooding.

The principal planning officer provided the following clarification:

- screening and protection of riverbank vegetation could be included in the landscape strategy;
- a noise assessment hadn't been undertaken given distances to residential properties and intervening vegetation. It had been determined that a noise assessment was not required;
- the impact of the application site on local heritage assets had determined a less than substantial harm;
- in a correction to condition 13 listed in the report; the period of the required Landscape Management and Maintenance Plan required correction to a period of thirty years;
- conditions were included in the recommendation (conditions 4 and 5) to capture the cease of operation and the length of permission; and
- condition 10 of the recommendation addressed the surface water during construction and sought to ensure the construction of the development would not increase flood risk elsewhere.

The development manager pointed to an error in the report which referred to the tilted balance in favour of development being invoked. He explained that since the relevant policies of the Development Plan were not out of date, the tilted balance was not applicable. He advised that it was instead a planning balance that needed to be applied having regard to the policy tension identified and the public benefits associated with the proposal.

The local ward member was given the opportunity to close the debate. In summary, he explained that the application posed an unacceptable impact on the landscape and represented the industrialization of the local area. The application provided no benefit to the immediate local community and the application should be refused to protect a beautiful part of the county.

Councillor Bruce Baker proposed and councillor Peter Hamblin seconded a motion to approve the application in accordance with the case officer's recommendation. The motion was put to the vote and carried by a simple majority.

#### **RESOLVED:**

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

##### **1. Time limit for commencement (full permission)**

**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. Development in accordance with approved plans**

**The development shall be carried out in accordance with the**

**deposited plans and drawings as stated below:**

- **Location Plan C0002470\_04 Rev: C**
- **Site Layout C0002470\_02 Rev: F**
- **Block Plan C0002470\_05 Rev: C**
- **Typical Section Through Array C0002470\_06 Rev: B**
- **66kV Substation Plan & Elevations C0002470\_07 Rev: A**
- **Customer Substation Plan & Elevations C0002470\_08 Rev: A**
- **LV Substation Plans & Elevations C0002470\_09 Rev: A**
- **Typical Fence Detail C0002470\_10 Rev: A**

**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. Confirmation of start date**

**Within 1 month of the date of first export of electricity to the National Grid, confirmation shall be given in writing to the local planning authority of the first export date. The development hereby permitted shall cease on or before the expiry of a 40 year period from the date of the first export of electricity.**

**Reason: To limit the long term effects of the development and in recognition of the temporary lifespan of the structures, in accordance with Policies SS1, SS6 and SS7 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.**

**4. Cease of operation**

**If the solar farm hereby permitted ceases to operate for a continuous period of 12 months, then a scheme for the decommissioning and removal of the solar farm and all ancillary equipment shall be submitted to the Local Planning Authority for its written approval. The scheme shall make provision for the removal of the solar panels and associated above ground works approved under this permission. The scheme shall make provision for the re-use and materials recovery of all complements where possible. The scheme shall also include management and timing of all works and a traffic management plan to address likely traffic impact issues during the decommissioning period, and environmental management plan to include details of measures to be taken during the decommissioning period of protect wildlife and habitats, and details of site restoration measures. The approved scheme shall be implemented in full accordance with the approved details.**

**Reason: To ensure a satisfactory form of development, avoid any eyesore from redundant plant, prevent pollution, and safeguard the environment when the materials reach their end of life, in accordance with Policies SD1 and SD2 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework**

**5. Length of permission**

**Within 6 months of the cessation of the export of electrical power**

from the site, or within a period of 39 years and 6 months following the first export date, a decommissioning and site restoration scheme for the solar farm and its ancillary equipment shall be submitted for the written approval of the Local Planning Authority. The scheme shall make provision for the removal and re-use of the solar panels and all other associated equipment and the subsequent restoration of the site. The scheme shall include details of the management and timing of all works and a traffic management plan to address likely traffic impact issues during the decommissioning period, and environmental management plan to include details of measures to be taken during the decommissioning period of protect wildlife and habitats, and details of site restoration measures. The approved scheme shall be implemented in full accordance with the approved details.

Reason: To ensure a satisfactory form of development, avoid any eyesore from redundant plant, prevent pollution, and safeguard the environment when the materials reach their end of life, in accordance with Policies SD1 and SD2 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

#### **PRE-COMMENCEMENT CONDITIONS**

##### **6. Construction Environmental Management Plan**

Prior to the commencement of the development hereby approved, a Construction Environmental Management Plan (CEMP) including a full Ecological Working Method Statement and a specified 'responsible person', shall be supplied to the local planning authority for written approval. The CEMP should include a plan identifying ecological buffers which should be demarcated on site and not entered except under the supervision of the Ecological Clerk of Works. The approved CEMP shall be implemented and remain in place until all work is complete on site and all equipment and spare materials have finally been removed; unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that all species are protected and habitats enhanced having regard to the Wildlife and Countryside Act 1981, Conservation of Habitats and Species Regulations (2017), National Planning Policy Framework, NERC Act (2006), Herefordshire Local Plan - Core Strategy policies LD1, LD2 and LD3.

##### **7. Construction and Environmental Traffic Management Plan**

Prior to commencement of the development hereby approved, a Construction Environmental and Traffic Management Plan (CETMP) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved CETMP shall be implemented and operated in accordance with the approved details. The CETMP will need to be in accordance with current guidance and also incorporate the following in details;

- A method for ensuring mud is not deposited onto the Public Highway
- Construction traffic access location
- Site compound location
- Parking for site operatives
- Construction Traffic Management Plan

- Details of times for construction traffic and delivery vehicles
- Routing of construction traffic and delivery vehicles
- Measures to control the emission of dust and dirt during construction
- A scheme for waste minimisation and recycling/disposing of waste resulting from the construction works
- Hours of construction work and measures to control noise
- Measures to control overspill of light from security lighting

The development shall be carried out in accordance with the approved details for the duration of the construction of the development.

**Reason:** In the interests of highway safety, residential amenity and environmental protection and to conform to the requirements of Policies MT1 and SD1 of the Herefordshire Local Plan – Core Strategy, Policy WB5 of the Weston Beggard Neighbourhood Development Plan and the National Planning Policy Framework.

#### **8. Visibility Splays**

Before any other works hereby approved are commenced, visibility splays, and any associated set back splays shall be provided in accordance with drawing 2308036-03 PO (Visibility Splays and Proposed Site Access). Nothing shall be planted, erected and/or allowed to grow on the triangular area of land so formed which would obstruct the visibility described above.

**Reason:** In the interests of highway safety and to conform to the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework

#### **9. Landscape details**

Prior to the commencement of the development hereby approved, details of hard and soft landscaping (the Landscape Scheme) shall be submitted to and approved in writing by the local planning authority. The Landscape Scheme shall be in accordance with the Landscape Strategy Plan (LN-NP-07 Revision C) in Figure 7 of the Landscape and Visual Impact Assessment by Stantec dated November 2024. The Landscape Scheme shall include the following:

- a) Plan showing the Trees and hedgerow to be retained, setting out measures for their protection during construction, in accordance with BS5837:2012.
- b) Details of the protection measures to be used for any existing landscape features to be retained.
- c) Full details of all proposed planting, accompanied by a written specification setting out; species, size, quantity, density with cultivation and irrigation details.
- d) A timetable for implementation.

The scheme as approved shall be completed in full not later than the end of the first planting season following the commencement of the development on site hereby permitted.



**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 - Core Strategy and the National Planning Policy Framework.**

**10. Surface Water during construction**

**No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented as approved.**

**Reason: To ensure that the construction of the development does not increase flood risk elsewhere and does not contribute to water pollution and to conform with policy SD3 of the Herefordshire Local Plan - Core Strategy and the National Planning Policy Framework.**

**11. Dormice**

**Prior to the commencement of any works that may impact dormice or their habitats, a European Protected Species (EPS) licence from Natural England must be obtained. A copy of the licence shall be submitted to the local planning authority for approval.**

**Reason: To ensure that all species are protected and habitats enhanced having regard to The Conservation of Habitats and Species Regulations 2017, as amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019' (the 'Habitats Regulations'), Wildlife & Countryside Act (1981 amended); National Planning Policy Framework, NERC Act (2006) and Herefordshire Local Plan - Core Strategy policies SS1, SS6, LD1-3; and the council's declared Climate Change and Ecological Emergency.**

**12. Flood Storage Compensation Verification**

**Prior to the installation of any equipment associated with the development hereby approved, the flood storage compensation, shall be carried out in accordance with the details submitted in Table 3.2 of the Hydraulic Modelling Report by SLR Consulting Limited (Ref: 402.065269.0001, dated 16 May 2025) and Figure 5 of the Technical Memorandum by SLR Consulting Limited (Ref: 402.065755.00001, dated 11 April 2025) unless otherwise agreed in writing by the Local Planning Authority in consultation with the Environment Agency. A verification report pertaining to the details outlined within the Hydraulic Report and Technical Memorandum shall be prepared by a suitably competent person, and submitted to the Local Planning Authority for approval. The report shall demonstrate and evidence (including photographs) that the works have been constructed in consistent with that which was approved.**

**Reason: To minimise flood risk and enhance the flooding regime of**

the local area ensure the development and to comply with Policy SD3 and LD2 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

**CONDITIONS REQUIRING DISCHARGE BEFORE DEVELOPMENT IS BROUGHT INTO FIRST USE**

**13. Landscape Maintenance**

Before the development is first brought into use, a Landscape Management and Maintenance Plan for a period of 30 years shall be submitted to and approved in writing by the local planning authority. The plan shall incorporate both biodiversity and landscape requirements for establishment and care of the land. The plan approved shall be carried out in full accordance with this approved schedule.

Reason: To ensure the future establishment of the approved scheme, in order to conform to policies SS6, LD1 and LD3 of the Herefordshire Local Plan Core Strategy and the National Planning Policy Framework.

**14. Species Net Gain**

Prior to the first use of any part of the development works hereby approved, photographic evidence of the suitably placed installation of a minimum total of TEN bird nesting boxes (including TWO barn owl nest boxes) and TEN bat roosting boxes should be supplied to and acknowledged by the local planning authority; and shall be maintained hereafter as approved unless otherwise agreed in writing by the local planning authority. Habitat boxes should not be installed on to ash trees and must be installed by or under supervision of a competent ecologist.

Reason: To ensure Species Net Gain having regard to The Conservation of Habitats and Species Regulations 2017, as amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019' (the 'Habitats Regulations'), Wildlife & Countryside Act (1981 amended); National Planning Policy Framework, NERC Act (2006) and Herefordshire Local Plan - Core Strategy policies SS1, SS6, LD1-3; and the council's declared Climate Change and Ecological Emergency.

**15. Mammal Gates**

The approved mammal gates shall be installed in accordance with the submitted Ecological Impact Assessment (EclA) prior to the first operation of the development hereby approved. The mammal gates should remain functional and free from obstruction throughout the operational lifespan of the development. Post-installation, verification must be submitted to the local planning authority confirming the installation and functionality of the mammal gates.

Reason: To ensure that all species are protected and habitats enhanced having regard to The Conservation of Habitats and Species Regulations 2017, as amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019' (the

**‘Habitats Regulations’), Wildlife & Countryside Act (1981 amended); National Planning Policy Framework, NERC Act (2006) and Herefordshire Local Plan - Core Strategy policies SS1, SS6, LD1-3; and the council’s declared Climate Change and Ecological Emergency.**

**16. Protected Species and Dark Skies (external illumination)**

**No external lighting is to be used on site boundary habitats. Details of any external lighting proposed shall be submitted to and approved in writing by the local planning authority prior to first use of the development works approved under this planning decision notice. Development shall be carried out in accordance with the approved details and there shall be no other external illumination of the development.**

**Reason: To ensure that all species and local intrinsically dark landscape are protected having regard to The Conservation of Habitats and Species Regulations 2017, as amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019’ (the ‘Habitats Regulations’), Wildlife & Countryside Act (1981 amended); National Planning Policy Framework, NERC Act (2006) and Herefordshire Local Plan - Core Strategy policies SS1, SS6, LD1-3; and the council’s declared Climate Change and Ecological Emergency.**

**17. Access Gates**

**Any new access gates/doors shall be set back 10 metres from the adjoining carriageway edge and shall be made to open inwards only.**

**Reason: In the interests of highway safety and to conform to the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.**

**18. Hours of Working**

**During the construction phase no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times: Monday - Friday 7.00 – 19:00, Saturday 8.00 – 17:00 nor at any time on Sundays, Bank or Public Holidays.**

**Reason: To protect the amenity of local residents and to comply with Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.**

**19. 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.**

## **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. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. This permission does not authorise the laying of private apparatus within the confines of the public highway. The applicant should apply to Balfour Beatty (Managing Agent for Herefordshire Council) Highways Services, Unit 3 Thorn Business Park, Rotherwas, Hereford HR2 6JT, (Tel: 01432 261800), for consent under the New Roads and Streetworks Act 1991 to install private apparatus within the confines of the public highway. Precise details of all works within the public highway must be agreed on site with the Highway Authority. A minimum of 4 weeks notification will be required (or 3 months if a road closure is involved).

Under the Traffic Management Act 2004, Herefordshire Council operate a notice scheme to coordinate Streetworks. Early discussions with the Highways Services Team are advised as a minimum of 4 weeks to 3 months notification is required (dictated by type of works and the impact that it may have on the travelling public). Please note that the timescale between notification and you being able to commence your works may be longer depending on other planned works in the area and the traffic sensitivity of the site. The Highway Service can be contacted on Tel: 01432 261800.

3. The applicant is reminded that all new fencing or build development should be positioned at least 9m away from all existing ordinary watercourses (both the IDB maintained watercourses and the other smaller ditches) to ensure access for future maintenance by the IDB and others
4. Any surface water discharge into any watercourses in, on, under or near the site requires consent from the Local Drainage Board.
5. The attention of the applicant is drawn to the provisions of the Wildlife and Countryside Act 1981 (as amended). This gives statutory protection to a number of species and their habitats. Other animals are also protected under their own legislation. Should any protected species or their habitat be identified during the course of the development then work should cease immediately and Natural England should be informed. They can be contacted at: Block B, Government Buildings, Whittington Road, Worcester, WR5 2LQ. Tel: 0300 060 6000.

The attention of the applicant is also drawn to the provisions of the Conservation of Habitats and Species Regulations 2010. In particular, European protected animal species and their breeding sites or resting places are protected under Regulation 40. It is an offence for anyone to deliberately capture, injure or kill any such animal. It is also an offence to damage or destroy a breeding or resting place of such an animal.

**6. The applicant's attention is drawn to the requirement for design to conform to Herefordshire Council's 'Highways Design Guide for New Developments' and 'Highways Specification for New Developments'.**

There was an adjournment at 12:29 p.m.; the meeting reconvened at 12:41 p.m.

**13. 243045 - LAND OFF CLUBTAIL DRIVE, HOLMER, HEREFORD**

The principal planning officer provided a presentation on the application.

In accordance with the criteria for public speaking Mr Hubbard, local resident, spoke in objection to the application and Mr Rawlings, applicant's agent, spoke in support.

In accordance with the council's constitution, the local ward member spoke on the application. In summary, he explained there had been a number of objections from local residents and the local parish council. Holmer and Shelwick Parish Council objected to the application for the following reasons: it contravened the NDP; it proposed inadequate provision of spaces; the scale of the development was felt to be overbearing and overshadowing of existing houses in the area; and there was not a drainage strategy to address flooding issues on the site; the new development would overlook existing properties due to its elevated position and height which posed concerns regarding the loss of light and the undermining of privacy; there was concern that flooding would increase from water runoff, contrary to core strategy policy SD 3(5); there was a history of problems with water runoff in Clubtail drive; the development was not in keeping with existing houses. The development reduced plans for the park and choose facility to the north of Hereford and additional traffic would be generated by the development which would have an unacceptable impact on existing residents' amenity. There was concern over the security of the proposed development due to the individuals who would be housed.

The committee debated the application.

There was concern across the committee regarding the tight and constrained site for the development. The site represented intensive development and the significant density of housing and lack of parking spaces was problematic. Tarmac and concrete was predominant across the proposed site and there was a lack of space for landscaping features to ameliorate the stark appearance of the building and immediate surroundings. The application posed an unacceptable impact on residential amenity and on the local environment and landscape. The committee felt that changes were required to the application and plans before the scheme could be considered for approval. The committee discussed the deferral of the application based on the need to amend plans to include additional mitigating landscaping and landscape features to address the appearance of intensive overdevelopment. It was understood that the introduction of landscaping measures to mitigate the appearance and impact of the site on the landscape and residential amenity could result in changes to the scale and design of the buildings proposed on the application site.

The local ward member was given the chance to close the debate. In summary, he reiterated concerns about the development and explained that the narrow and limited access point needed to be reconsidered along with concerns about security.

Councillor Stef Simmons proposed and councillor Richard Thomas seconded a motion that the application be deferred to: enable a reconsideration of the plans and the introduction of additional landscaping measures to mitigate the appearance of intensive overdevelopment on the site; and consideration of any consequent changes to the scale and design of the buildings proposed that might arise from changes to the layout.

The motion was put to the vote and carried unanimously.

**RESOLVED:** that the application be deferred to enable a reconsideration of the plans, particularly to secure the introduction of additional landscaping measures along the northern and eastern edges of the site (alongside any layout and design changes considered necessary to facilitate this) to ensure the scheme assimilates appropriately into the local context whilst delivering enhancement of green infrastructure as required by policies LD1, LD2, LD3 and SD1 of the Core Strategy.

**14. 242911 - HAMPTON DENE PRIMARY SCHOOL, CHURCH ROAD, HEREFORD, HEREFORDSHIRE, HR1 1RT (PAGES 33 - 34)**

The senior planning officer provided a presentation on the application and updates/representations received following the publication of the agenda.

In accordance with the council's constitution the local ward member spoke on the application. In summary, she explained that it was a council own application with no objections from the public. Sports England had objected to the application due to the loss of a small area of playing field, which was approximately a 10% reduction. Extra provision was needed for children with special education needs (SEND), there was a shortfall of SEND provision in Herefordshire. The development at Hampton Dean would help to improve facilities for children with SEND.

The committee debated the application. It was recognised that the loss of playing fields was unfortunate and that Sport England had an important role protecting playing fields but there was an overriding need for SEND provision that outweighed the modest loss of playing fields.

There was support across the committee for the application.

The ward member was given the opportunity to close the debate. In summary, she explained that there remained adequate area at the school for sports.

Councillor Bruce Baker proposed and councillor Richard Thomas seconded a motion that the application be approved in accordance with the case officer's recommendation.

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

**RESOLVED:**

**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.**

**Standard Conditions**

1. 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. The development shall be carried out strictly in accordance with the following list of approved plans, except where otherwise stipulated by conditions attached to this permission and schedule of materials listed thereon:

- 17517 - DB3 - B01 - 00 - DR - A – 90003 Revision P12 (Proposed Site Plan);
- 17517 - DB3 - B01 - ZZ - DR - A – 20702 Revision P07 (Proposed Building Elevations);
- 17517 - DB3 - S01 - 00 - DR - A – 90005 Revision P05 (Proposed Ecology Plan);
- 17517 - DB3 - B01 - 00 - DR - A – 20103 Revision P04 (Proposed 00 Level Plan);
- 17517 - DB3 - B01 - RF - DR - A – 20104 Revision P04 (Proposed Roof Level Plan);
- 17517 - DB3 - B01 - 00 - DR - E - 63002 Revision P03 (External Lighting Layout);
- 17517-DB3-B01-XX-DR-A-40100 Revision P02 (Proposed External Finishes Palette);
- 17517-DB3-B01-00-DR-A-20106 Revision P01 (Proposed Car Park Plan);
- 50804-BUR-XX-XX-D-C-10101 Revision P3 (Proposed Car Park General Arrangement);
- 50804-BUR-XX-XX-D-C-10503 Revision P1 (Proposed Foul Water Drainage General Arrangement); and
- 50804-BUR-XX-XX-D-C-10502 Revision P1 (Proposed Surface Water Drainage General Arrangement)

**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.

#### **Pre-Commencement Conditions**

3. No works, including any site clearance or groundworks shall take place until the following has been submitted to and approved in writing by the local planning authority:

a) a Preliminary Risk Assessment report including previous site and adjacent site uses, potential contaminants arising from those uses, possible sources, pathways, and receptors, a conceptual model and a risk assessment in accordance with current best practice

b) if the risk assessment in (a) confirms the possibility of a significant pollutant linkage(s), a site investigation should be undertaken to characterise fully the nature and extent and severity of contamination, incorporating a conceptual model of all the potential pollutant linkages and an assessment of risk to identified receptors

c) if the risk assessment in (b) identifies unacceptable risk(s) a detailed scheme specifying remedial works and measures necessary to avoid risk from contaminants/or gases when the site is developed shall be submitted in writing. The Remediation Scheme shall include consideration of and

proposals to deal with situations where, during works on site, contamination is encountered which has not previously been identified. Any further contamination encountered shall be fully assessed and an appropriate remediation scheme submitted to the local planning authority for written approval.

Reason: In the interests of human health and to comply with Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

4. No works, including any site clearance or groundworks, shall take place until details of a site waste prevention plan and management measures has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: The treatment/handling of any site waste is a necessary initial requirement before any groundworks are undertaken in the interests of pollution prevention and efficient waste minimisation and management so as to comply with Policy SD1 of the Herefordshire Local Plan – Core Strategy, Policy SP1 of the Herefordshire Minerals and Waste Local Plan and the National Planning Policy Framework.

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.

6. The development shall be carried out in accordance with the Outline Construction Traffic Management Plan by Burroughs dated 4 March 2025, as amended by further information received from Burroughs on 28 April 2025 and 27 May 2025, and shall be implemented throughout the duration of the construction phase of the development.

Reason: In the interests of highway safety and to conform to the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

#### **Pre-Occupation Conditions**

7. The Remediation Scheme, as approved pursuant to condition 3 above, shall be fully implemented before the development is first occupied. On completion of the remediation scheme the developer shall provide a validation report to confirm that all works were completed in accordance with the agreed details, which must be submitted and agreed in writing before the development is first occupied. Any variation to the scheme including the validation reporting shall be agreed in writing with the Local Planning Authority in advance of works being undertaken.

Reason: In the interests of human health and to comply with policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning



## **Policy Framework.**

8. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

**Reason:** In the interests of human health and to comply with policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

9. The recommendations set out in the Preliminary Ecological Appraisal & Biodiversity Net Gain Report written by Aware Ecology dated April 2025, shall be followed and implemented in relation to protected species.

**Reason:** To ensure that all species are protected having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation (Natural Habitats, &c) Regulations 1994 (as amended) and Policy LD2 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

10. Prior to first use of any development approved under this planning permission, evidence of the suitably placed installation on the approved classroom extension, or on other land under the applicant's control, of a minimum of TWO bird nesting features of mixed types, ONE House Martin/Swallow cups, ONE House Sparrow terrace and TWO bat roost features as well as hedgehog highways and boxes, shall be submitted to and acknowledged by the local authority; and shall be maintained thereafter.  
**Reason:** To ensure Biodiversity Net Gain as well as species and habitats enhancement having regard to the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019' (the 'Habitats Regulations'), Wildlife and Countryside Act 1981), National Planning Policy Framework, NERC Act (2006) and Herefordshire Local Plan - Core Strategy policies LD1, LD2 and LD3.

11. Prior to the first use of the classroom extension hereby approved, an updated Travel Plan which contains measures to promote alternative sustainable means of transport for staff and visitors with respect to the approved development hereby permitted shall be submitted to and be approved in writing by the Local Planning Authority.

The Travel Plan shall be implemented, in accordance with the approved details, within one month of the first use of the classroom extension.

A detailed written record shall be kept of the measures undertaken to promote sustainable transport initiatives and a review of the Travel Plan shall be undertaken annually. All relevant documentation shall be made available for inspection by the local planning authority upon reasonable request.

**Reason:** In order to ensure that the development is carried out in combination with a scheme aimed at promoting the use of a range of sustainable transport initiatives and to conform with the requirements of Policies SD1 and MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

12. Prior to the first use of the car park or classroom extension, full details of a

**scheme for the provision of covered and secure cycle parking facilities within the curtilage of the application site shall be submitted to the Local Planning Authority for their written approval.**

**The covered and secure cycle parking facilities shall be carried out in strict accordance with the approved details and available for use prior to the first use of the development to which this permission relates to. Thereafter these facilities shall be maintained for the lifetime of the development.**

**Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy and to conform with the requirements of Policies SD1 and MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.**

- 13. The classroom extension shall not be occupied until the foul and surface water drainage works have been completed in accordance with drawing numbers 50804-BUR-XX-XX-D-C-10503 Revision P1 (Proposed Foul Water Drainage General Arrangement) and 50804-BUR-XX-XX-D-C-10502 Revision P1 (Proposed Surface Water Drainage General Arrangement).**

**Reason: In order to ensure that satisfactory drainage arrangements are provided and to comply with Policy SD4 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.**

- 14. Details, including specification, of any additional external lighting proposed to illuminate the proposed classroom extension and/or car park, other than otherwise shown within drawing number 17517 - DB3 - B01 - 00 - DR - E - 63002 Revision P03 (External Lighting Layout) shall be submitted to and approved in writing by the local planning authority before first use of the classroom extension.**

**Development shall be carried out in accordance with the approved details.  
Reason: To safeguard local amenities and to comply with Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.**

- 15. The temporary construction access onto Hampton Dene Road shall be re-instated to an agreed standard within 12 months of first use of the car park extension or classroom extension, whichever is sooner.**

**Further details, including an annotated proposed site plan, of the agreed standard shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development, in consultation with the Local Highway Authority.**

**The agreed standard shall thereafter be reinstated as per the timescales stated above.**

**Reason: In the interests of highway and pedestrian safety and to comply with Policy MT1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.**

#### **On-going monitoring/compliance Conditions**

- 16. Surface water flows from the development shall only communicate with the public surface water sewer through an attenuation device that discharges at**

a rate not exceeding 2.5 litres per second.

**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, in accordance with Policies SS1, SS6, LD2, SD3 and SD4 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

**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. It is an offence under Section 148 of the Highways Act 1980 to allow mud or other debris to be transmitted onto the public highway. The attention of the applicant is drawn to the need to keep the highway free from any mud or other material emanating from the application site or any works pertaining thereto.**
- 4. The applicant's attention is drawn to the requirement for design to conform to Herefordshire Council's 'Highways Design Guide for New Developments' and 'Highways Specification for New Developments'.**
- 5. 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 publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of [www.dwrcymru.com](http://www.dwrcymru.com) The applicant is also advised that some public sewers and lateral drains may not**

be recorded on 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 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 the National Planning Policy Framework, 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.

6. Assessment is required to be undertaken in accordance with good practice guidance and needs to be carried out by a suitably competent person as defined within the National Planning Policy Framework. All investigations of potentially contaminated sites are required to undertake asbestos sampling and analysis as a matter of routine and this should be included with any submission. Where ground gas or vapour protection measures are required, they shall be validated in accordance with current best practice guidance.

The meeting ended at 2.00 pm

Chairperson

**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 16.3MW/peak capacity NOT 20MW/peak 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 m<sup>2</sup> per student*

*Mainstream Hard Outdoor PE Area: Base area of 400 m<sup>2</sup> with additional 1.5 m<sup>2</sup> per student*

*SENDs Soft Outdoor PE Area: Base area of 2800 m<sup>2</sup> with additional 7.5 m<sup>2</sup> per student*

*SENDs Hard Outdoor PE Area: Base area of 400 m<sup>2</sup> with additional 1.5 m<sup>2</sup> 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 m<sup>2</sup>*

*Available Hard Outdoor PE Area: 949 m<sup>2</sup>*

*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 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.*